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# OPEN SPACE/CONSERVATION ELEMENT

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AN ELEMENT OF THE GENERAL PLAN  
CITY OF ESCONDIDO  
DECEMBER 1973



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OPEN SPACE/CONSERVATION ELEMENT

AN ELEMENT OF THE GENERAL PLAN

CITY OF ESCONDIDO

DECEMBER, 1973

ADOPTED P.C. 11/27/73  
CC. 12/19/73

AMENDED 11/19/75



## INDEX

	Page
Introduction . . . . .	1
State Law . . . . .	5
Goals and Policies . . . . .	13
Parks and Recreation . . . . .	21
Trails . . . . .	39
Natural Features . . . . .	44
Agriculture . . . . .	59
Community Design . . . . .	66
Costs of Open Space . . . . .	69
Implementation . . . . .	71
Open Space Ordinance . . . . .	81

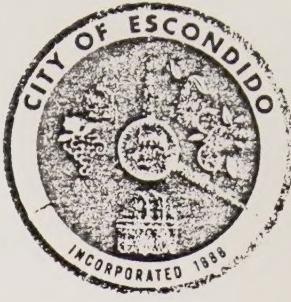
## EXHIBITS

Exhibit 1 - Generalized Land Use . . . . .	19
Exhibit 2 - Public & Quasi-public Ownership . . . . .	20
Exhibit 3 - Existing Park & Recreation Facilities . . .	28
Exhibit 4 - Existing & Proposed Park Sites . . . . .	38
Exhibit 5 - Recreational Trails . . . . .	43
Exhibit 6 - Natural Features . . . . .	49
Exhibit 7 - Homesites . . . . .	52
Exhibit 8 - Vegetation Conservation Areas . . . . .	55
Exhibit 9 - Crop Suitability - Citrus . . . . .	63
Exhibit 10 - Crop Suitability - Avocados . . . . .	64
Exhibit 11 - Agricultural Land Use . . . . .	65
Exhibit 12 - Open Space/Conservation Plan . . . . .	80



# CITY OF ESCONDIDO

100 VALLEY BLVD., ESCONDIDO,  
CALIFORNIA 92025  
(714) 745-2200



DARRELL DAUGHERTY  
COMMUNITY DEVELOPMENT DIRECTOR

December 19, 1973

Honorable Mayor and Members  
of the City Council  
Escondido, California 92025

Gentlemen:

Transmitted herewith is the recommended Open Space/Conservation Element of the General Plan, and the associated Open Space Ordinance.

This element is designed to implement the goals, objectives, and land use proposals of the adopted General Plan, while complying with the intent and purpose of applicable State law. The Open Space Ordinance likewise is designed to implement the Open Space/Conservation element, while also complying with the mandates of State Law.

Respectfully submitted,

ESCONDIDO PLANNING COMMISSION

A handwritten signature in cursive script that reads "Glen C. DeJong".

Glen DeJong, Chairman

GD/JF/jb



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RESOLUTION NO. 2614

RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF ESCONDIDO RECOMMENDING  
THE ADOPTION OF THE OPEN SPACE & CON-  
SERVATION ELEMENT, AN ELEMENT OF THE  
GENERAL PLAN, IN THE CITY OF ESCONDIDO,  
COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.

WHEREAS, on November 27th, 1973, the Planning Commission did hold a public hearing to consider recommending to the City Council the adoption of the Open Space & Conservation Element, an Element of the General Plan, in the City of Escondido; and

WHEREAS, a notice of hearing to consider the adoption of the Open Space & Conservation Element, an Element of the General Plan, pursuant to the provisions of Section 65351, Article 6 of the Government Code, was published in the Daily Times Advocate, a newspaper of general circulation published in the City of Escondido, and the Affidavit of Publication is on file in the records of the Planning Commission; and

WHEREAS, the Planning Commission has completed studies for an open space and conservation plan within and around the City of Escondido as prepared by the Planning Department; and

WHEREAS, the State of California has enacted the Planning and Zoning Law which provides for the adoption of general plans and separate elements; and

WHEREAS, after notice given as required by law, one Public Hearing was held on November 27th, 1973 to consider the adoption of the "Open Space and Conservation Element", an element of the General Plan.

NOW THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Escondido that it hereby adopts and recommends for approval to the City Council the "Open Space & Conservation Element, an Element of the General Plan."



PASSED, ADOPTED AND APPROVED by a majority vote of the Planning Commission of the City of Escondido, at a regular meeting held on the 27th day of November, 1973, by the following vote, to-wit:

AYES: Commissioners Lamont, Mutch, Best, DeJong,  
Cate, Mitchell and Warren

NOES: Commissioners None

ABSENT: Commissioners None

Darrell Daugherty  
DARRELL DAUGHERTY, Secretary  
Escondido Planning Commission

I hereby certify that the foregoing Resolution was passed at the time and by the vote above stated.

Merrill Burch  
Clerk of the Planning Commission



RESOLUTION NO. 73-288-R

A RESOLUTION OF THE CITY COUNCIL OF THE  
CITY OF ESCONDIDO, CALIFORNIA, ADOPTING  
AN OPEN SPACE AND CONSERVATION ELEMENT  
OF THE GENERAL PLAN OF THE CITY OF  
ESCONDIDO.

WHEREAS, the Planning Commission has by Planning Commission Resolution No. 2614, carried by the unanimous vote of all its voting members, approved said Open Space and Conservation Element of the General Plan after holding duly noticed public hearings thereon; and

WHEREAS, this City Council has held a public hearing after due and legal notice thereof as required by law; and

WHEREAS, this City Council is desirous at this time and deems it to be in the best public interest to so approve said Open Space and Conservation Element of the General Plan.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Escondido, California, as follows:

1. That the above recitations are true and correct.
2. That upon due consideration of all the evidence submitted, said Open Space and Conservation Element of the General Plan of the City of Escondido is hereby adopted.
3. That the City Clerk is hereby directed and authorized to transmit a certified copy of said Open Space and Conservation Element of the General Plan, together with a certified copy of this resolution, to the Secretary of the Resources Agency of the State of California and to the Planning Agency of the County of San Diego.



PASSED, ADOPTED AND APPROVED by the City Council of  
the City of Escondido, California, at a regular meeting therof  
this 19th day of December, 1973.

AYES : Councilmen: Boyce, Crow, Linthicum, Roberts  
NOES : Councilmen: None  
ABSENT : Councilmen: None

APPROVED:

/s/ George M. Linthicum

GEORGE M. LINTHICUM, Mayor Pro Tem of the  
City of Escondido, California

ATTEST:

/s/ Lina M. Hill

LINA M. HILL, City Clerk of the  
City of Escondido, California

STATE OF CALIFORNIA )  
COUNTY OF SAN DIEGO : ss  
CITY OF ESCONDIDO )

I, LINA M. HILL, City Clerk of the City of Escondido,  
California, hereby certify that I have compared the foregoing  
copy with the original resolution No. 73-288 passed and adopted  
by said City Council at a regular meeting thereof, at the time  
and by the vote therein stated, which original resolution is now  
on file in my office, and that the same is a full, true and  
correct copy thereof and has not been amended or repealed.

Witness my hand and the seal of said City of Escondido,  
this 21st day of December, 1973.

(SEAL)

Lina M. Hill  
City Clerk



# introduction



Contained herein are the combined Open Space and Conservation elements of the General Plan. These elements have been designed to fulfill and implement the proposals, goals and objectives of the land use element of the adopted General Plan and the interim Open Space element prepared in 1972, as well as fulfilling the requirements and intent of pertinent State legislation.

Because the considerations necessary for these two elements overlap so significantly, and because the implementation tools of each are basically the same, it was determined to be nearly impossible to separate the two elements; thus this combined report.

The land use element of the General Plan was adopted in June of 1971 and, based on proposals by the Consultant and the Citizens Advisory Committee, adopted a set of park standards and a set of policy statements related to open space which were aimed at providing sufficient public recreation lands to serve projected population levels and preserving the natural setting and environment that gives the Escondido Valley its character and identity.

The Interim Open Space Element was prepared in August of 1972 and further defined these goals and policies in relation to State requirements and regional goals established through CPO. These goals concentrate on preserving natural features such as drainage areas, flood plains, geologic hazard areas, and canyons, as well as protecting high value agricultural lands.



The proposals contained herein utilize these previous reports for guidance and as a framework, and develop specific proposals for implementation. The research and finding of this report support the recommendations of the General Plan to a significant degree. It is felt that the implementation program suggested herein will make these recommendations both practical and attainable.

The Escondido Basin is a rather unique place in Southern California in that natural topographic features separate it from surrounding areas and allow it to retain its own identity.

To the north and east, rugged hills form a visual barrier to the areas beyond. To the south, Lake Hodges and the topography surrounding it perform this physical separation function, while crossing the bridge on Highway 395 imparts a definite sense of entering a new area. This physical separation is diminished to the west, particularly along the Mission Avenue and Freeway 78 corridor, but the sense of place is still apparent as the expanse of the valley is exposed upon approaching the city along this corridor.

The Escondido Basin is indeed fortunate in terms of regional parks proposed in the immediate vicinity, which consist of Lake Hodges and Kit Carson Park (3,174 acres combined by 1990), Lake Wohlford (1,200 acres), and Dixon Dam (526 acres). Outside the planning area but in close proximity is the existing Wild Animal Park, while the state is studying the proposal of creating the 20,000 acre Guejito State Park. The area also contains large expanses of natural open space in the form of rugged topography too steep or rocky to develop.



While the planning area contains a total of 65 square miles, the vast majority of the residents are contained within the approximately 18 square miles of incorporated city. It is only this incorporated urbanized portion of the planning area over which the City has direct regulatory control, and it is within this area that the most pressing need for local park and recreational facilities will continue to occur, and in which the City will have a direct influence on community design and identity.

The intent of the State legislation is quite clear in charging local governments, both city and county, with the responsibility of preserving open space, natural resources, and agricultural lands for aesthetic, social and economic reasons, and further in discouraging leapfrog (noncontiguous) development on local economic grounds. Fulfillment of these intents will require close cooperation between the City and County governments.



state law



STATE LAW REQUIREMENTS RELATED TO AN OPEN SPACE ELEMENT.

The following are quotes from the State Government Code.

Section 65563: On or before December 31, 1973 every city and county shall prepare, adopt, and submit to the Secretary of the Resources Agency a local open space plan for the comprehensive and long-range preservation and conservation of open-space land within its jurisdiction.

Section 65564: Every local open-space plan shall contain an action program consisting of specific programs which the legislative body intends to pursue in implementing its open-space plan.

Section 65910: Every city and county by December 31, 1973, shall prepare and adopt an open-space zoning ordinance consistent with the local open-space plan adopted pursuant to Article 10.5 (commencing with Section 65560) of Chapter 3 of this title.

Section 65566: Any action by a county or city by which open space land or any interest therein is acquired or disposed of or its use restricted or regulated, whether or not pursuant to this part, must be consistent with the local open-space plan.

STATE LEGISLATIVE FINDINGS, POLICY AND INTENT.

Section 65561: The Legislature finds and declares as follows:



- (a) That the preservation of open space land, as defined in this article, is necessary not only for the maintenance of the economy of the State, but also for the assurance of the continued availability of land for the production of food and fiber, for the enjoyment of scenic beauty, for recreation and for the use of natural resources.
- (b) That discouraging premature and unnecessary conversion of open space land to urban uses is a matter of public interest and will be of benefit to urban dwellers because it will discourage noncontiguous development patterns which unnecessarily increase the costs of community services to community residents.
- (c) That the anticipated increase in the population of the State demands that cities, counties, and the State at the earliest possible date make definite plans for the preservation of valuable open space land and take positive action to carry out such plans by the adoption and strict administration of laws, ordinances, rules and regulations as authorized by this chapter or by other appropriate methods.
- (d) That in order to assure that the interests of all its people are met in the orderly growth



and development of the State and the preservation and conservation of its resources, it is necessary to provide for the development by the State, regional agencies, counties and cities, including charter cities, of statewide coordinated plans for the conservation and preservation of open space lands.

- (d) That for these reasons this article is necessary for the promotion of the general welfare and for the protection of the public interests in open space land.

Section 65562: It is the intent of the legislature in enacting this article:

- (a) To assure that cities and counties recognize that open-space land is a limited and valuable resource which must be conserved wherever possible.
- (b) To assure that every city and county will prepare and carry out open-space plans which, along with state and regional open-space plans, will accomplish the objectives of a comprehensive open-space program.

#### LEGISLATIVE DEFINITIONS.

Section 65560: As used in this article, and Article 4 (commencing with Section 65910) of Chapter 4, Title 7, unless otherwise apparent from the context, the following definitions shall apply:



- (a) "Agricultural land" means land actively used for the purpose of producing an agricultural commodity for commercial purposes. Land may be considered to be "actively used" notwithstanding the fact that in the course of good agricultural practice it is permitted to lie idle for a period up to one year.
- (b) "Local open-space plan" is the open-space element of a county or city general plan adopted by the board or council.
- (c) "Natural resource land" is land deemed by the legislative body to possess or encompass natural resources, the use or recovery of which can best be realized by restricting the use of the land as provided by this chapter.
- (d) "Open-space land" is any parcel or area of land or water which is essentially unimproved and devoted to an open space use as herein defined, and which is designated on a local, regional or state open-space plan as any of the following:
  - (1) Natural resource land, as defined herein
  - (2) Agricultural land, as defined herein
  - (3) Recreation land, as defined herein
  - (4) Scenic land, as defined herein
  - (5) Watershed or ground water recharge land, as defined herein
  - (6) Wildlife habitat, as defined herein



- (e) "Open-space use" means the use of land for (1) public recreation, (2) enjoyment of scenic beauty, (3) conservation or use of natural resources, or (4) production of food or fiber.
- (f) "Recreation land" is any area of land or water designated on the state, or any regional or local open-space plan as open-space land and which is actively used for recreation purposes and open to the public for such purposes with or without charge.
- (g) "Scenic land" is land designated on the local open-space plan, as open-space land which possesses outstanding scenic qualities worthy of preservation.
- (h) "Watershed or ground water recharge land" is land designated on the state or any regional or local open-space plan as open-space land which is important to the state in order to maintain the quantity and quality of water necessary to the people of the state or any part thereof.
- (j) "Wildlife habitat" is any land or water area designated on the state or any regional or local open-space plan as open-space land which is unusually valuable or necessary to the preservation or enhancement of the wildlife resources of the state.



## PENALTIES FOR 'NON-COMPLIANCE.'

Section 65567: No building permit may be issued, no subdivision map approved, and no open-space ordinance adopted, unless the proposed construction, subdivision or ordinance is consistent with the local open-space plan.

Section 16101, et. seq.: Provides for cities and counties to apply for and receive replacement funds (subventions) from the State to help offset revenues lost by assessment practices related to Williamson Act lands (agricultural preserves, open space easements). However, this section also permits the State to refuse such funds if the local agency has not conformed to the General Plan requirements.

## STATE LAW REQUIREMENTS RELATED TO A CONSERVATION ELEMENT.

Section 65302 requires a conservation element as a mandatory part of the General Plan, and reads as follows:

- (d) A conservation element for the conservation, development, and utilization of natural resources including water and its hydraulic force, forests, soils, rivers and other waters, harbors, fisheries, wildlife, minerals, and other natural resources. That portion of the conservation element including waters shall be developed in coordination with any countywide



water agency and with all district and city agencies which have developed, served, controlled or conserved water for any purpose for the county or city for which the plan is prepared. The conservation element may also cover:

- (1) The reclamation of land and waters.
- (2) Flood control.
- (3) Prevention and control of the pollution of streams and other waters.
- (4) Regulation of the use of land in stream channels and other areas required for the accomplishment of the conservation plan.
- (5) Prevention, control, and correction of the erosion of soils, beaches, and shores.
- (6) Protection of watersheds.
- (7) The location, quantity and quality of the rock, sand and gravel resources.

The conservation element shall be prepared and adopted no later than September 1, 1974.



# goals and policies



## OPEN SPACE GOALS

One of the basic general goals of the General Plan was to "establish a system of parks, recreational facilities, trails, paths, and other open spaces throughout the Planning Area for the enjoyment and use of all segments of the population." To provide a foundation for the comprehensive, long-range, preservation and conservation program for open space land in the Escondido General Planning Area, the following goals and objectives were adopted as part of the interim open space element. These goals essentially represent regional goals established by the San Diego County Comprehensive Planning Organization as the result of the countywide open space study, modified to meet the particular needs of the Escondido General Planning Area and the basic criteria recommended for preparation of the open space element.

### PRESERVE OPEN SPACE AS NECESSARY TO PROTECT PUBLIC HEALTH, SAFETY AND WELFARE:

- conserve open space needed for life support systems (water supply, water quality protection, sewage disposal, solid waste disposal, air quality protection, auditory quality protection, energy production).
- conserve open space as necessary to protect public safety (natural drainage channels, flood plains, fire hazard areas, and areas subject to geologic hazards including earthquakes, landslides, subsidence and liquefaction).

### PRESERVE OPEN SPACE AS NECESSARY TO CONSERVE NATURAL RESOURCES AND LIFE PROCESSES:

- conserve land and water wildlife habitats.



- conserve unique geological formations.
- conserve areas where earthmoving would create excessive siltation of streams.
- conserve lands needed for exploitation of mineral resources, permitting extraction only subject to conditions that will make the site readily convertible to other suitable uses when the resource is exhausted.
- conserve agricultural lands with soils, terrain, and climate suitable for growing specialty crops.
- conserve lands needed to raise animals that yield essential food products.
- preserve vegetation needed to prevent erosion, sedimentation, floods, drought, and to protect air and water quality.

PRESERVE OPEN SPACE ESSENTIAL TO PROVIDE RECREATIONAL OPPORTUNITIES FOR THE PRESENT AND FUTURE POPULATION:

- establish a city-wide system of parks and recreation centers tied to greenbelts, trails and open space preserves.
- conserve the special recreational potentials of the valleys, hills, and mountains.
- encourage the establishment of private recreation areas and facilities to serve effectively a population with varied characteristics, needs and interests.

PRESERVE OPEN SPACE AS NECESSARY TO CONSERVE SCENIC AND HISTORIC AREAS:

- conserve sites of outstanding natural beauty or unique natural character.
- protect lands with fine views of the valleys and mountains from inharmonious development.



- provide opportunities for living adjacent to or within view of scenic open spaces without barring access to these areas by the general public
- preserve historic sites from development.
- preserve appropriate settings for historic sites.

PRESERVE OPEN SPACE AS NECESSARY TO CONSERVE AREAS OF SCIENTIFIC AND EDUCATIONAL VALUES:

- conserve ecologically unique and/or fragile areas needed for education or scientific research.
- preserve present and potential archaeological sites.

PRESERVE OPEN SPACE IN THE INTEREST OF ENHANCING THE ECONOMIC BASE AND AVOIDING UNNECESSARY PUBLIC COSTS:

- encouraging urban development patterns that avoid urban sprawl, to minimize burdening the taxpayer with excessive public services and facilities costs.
- minimize the cost of acquiring open space that should be preserved in the public interest, by discouraging scattered development and the resulting rise in land values.
- enhance the local tax base by preserving open space as an environmental amenity.
- promote tourism by preserving recreational and scenic open spaces.

PRESERVE OPEN SPACE AS NEEDED FOR UTILITIES AND SERVICES:

- preserve open spaces to insulate essential facilities with nuisance features (power plants, intense manufacturing uses, etc.).



- preserve sites for future public facilities and utilities installations, including necessary buffer areas.
- preserve rights-of-way for future highways, power transmission lines.

PRESERVE OPEN SPACE AS NECESSARY TO MAINTAIN COMMUNITY SCALE AND IDENTITY:

- preserve open spaces to insulate conflicting land uses.
- create open space by restoring selected sites in areas where redevelopment is occurring.
- recognize that open space resources located beyond the boundaries of the central city area are a supplement to and not a substitute for open space and recreational activities located within the central area of the city.
- integrate growth areas with the natural environment rather than super-imposing development upon it.
- preserve our distinct identifiable community by preserving open areas that contribute to this distinctiveness.



## OPEN SPACE POLICIES

Based on these goals and objectives, the following public policy statements were adopted as part of the interim open space element, and are recommended for adoption as part of the final adopted plan.

Major natural drainage areas and flood plains should remain free from development.

Geologic hazard areas should be accurately located and specific programs developed to protect public safety.

Land and water wildlife habitats should be located and preserved because of their unique natural resource value.

Mineral resources such as salt, sand and gravel should be permitted on these lands.

Lands with high value for agricultural purposes should be preserved.

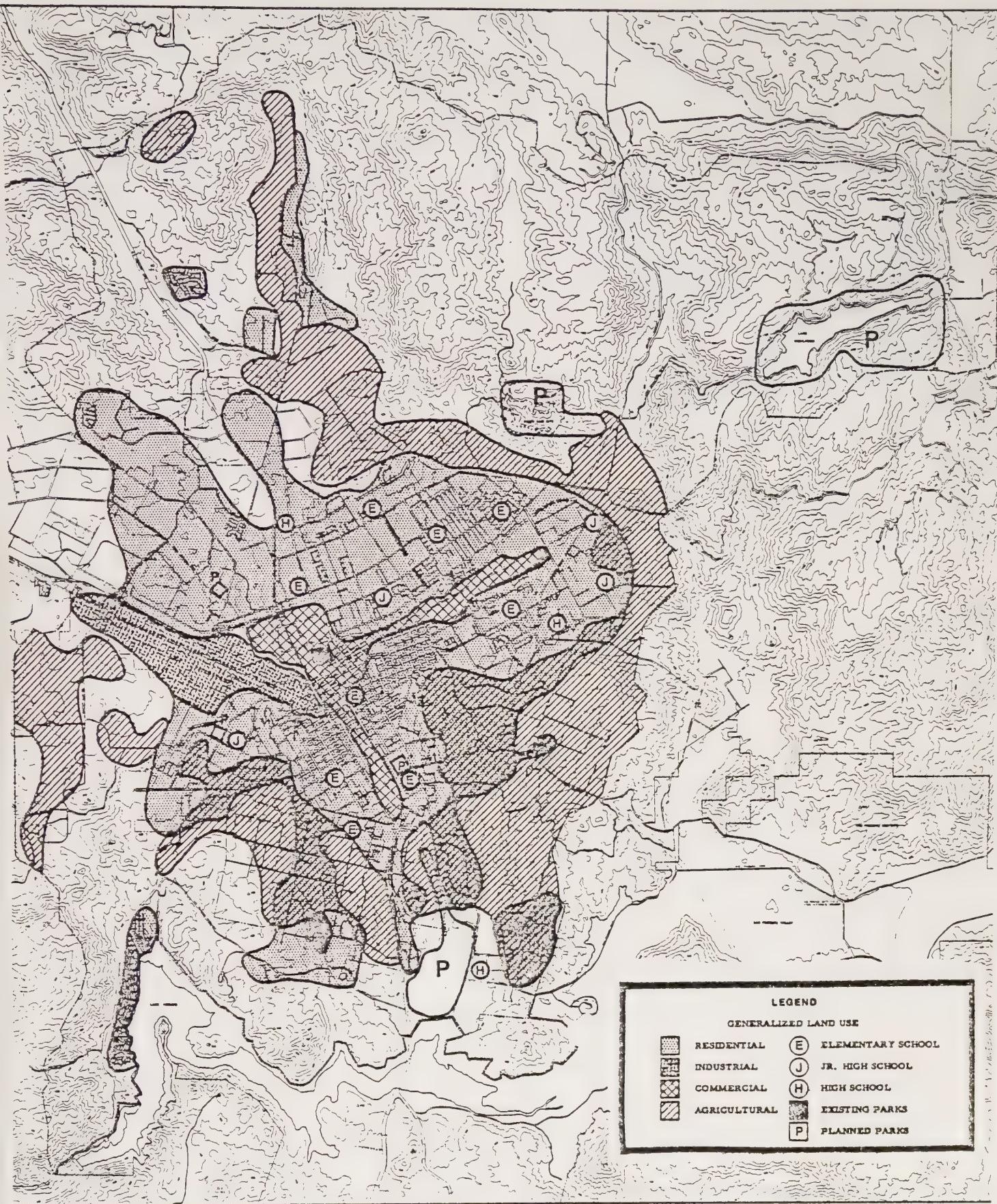
Natural vegetation in canyons should be preserved to prevent soil erosion.

A local park plan should be prepared. Where possible, parks should be linked by a system of greenbelts, trails and canyons.

Sites of historic value should be identified and preserved.

The city should prohibit urban development on those lands zoned or designated on the General Plan as agriculture and open space.





#### OPEN SPACE/CONSERVATION ELEMENT

PLANNING DEPARTMENT  
CITY OF ESCONDIDO, CALIFORNIA

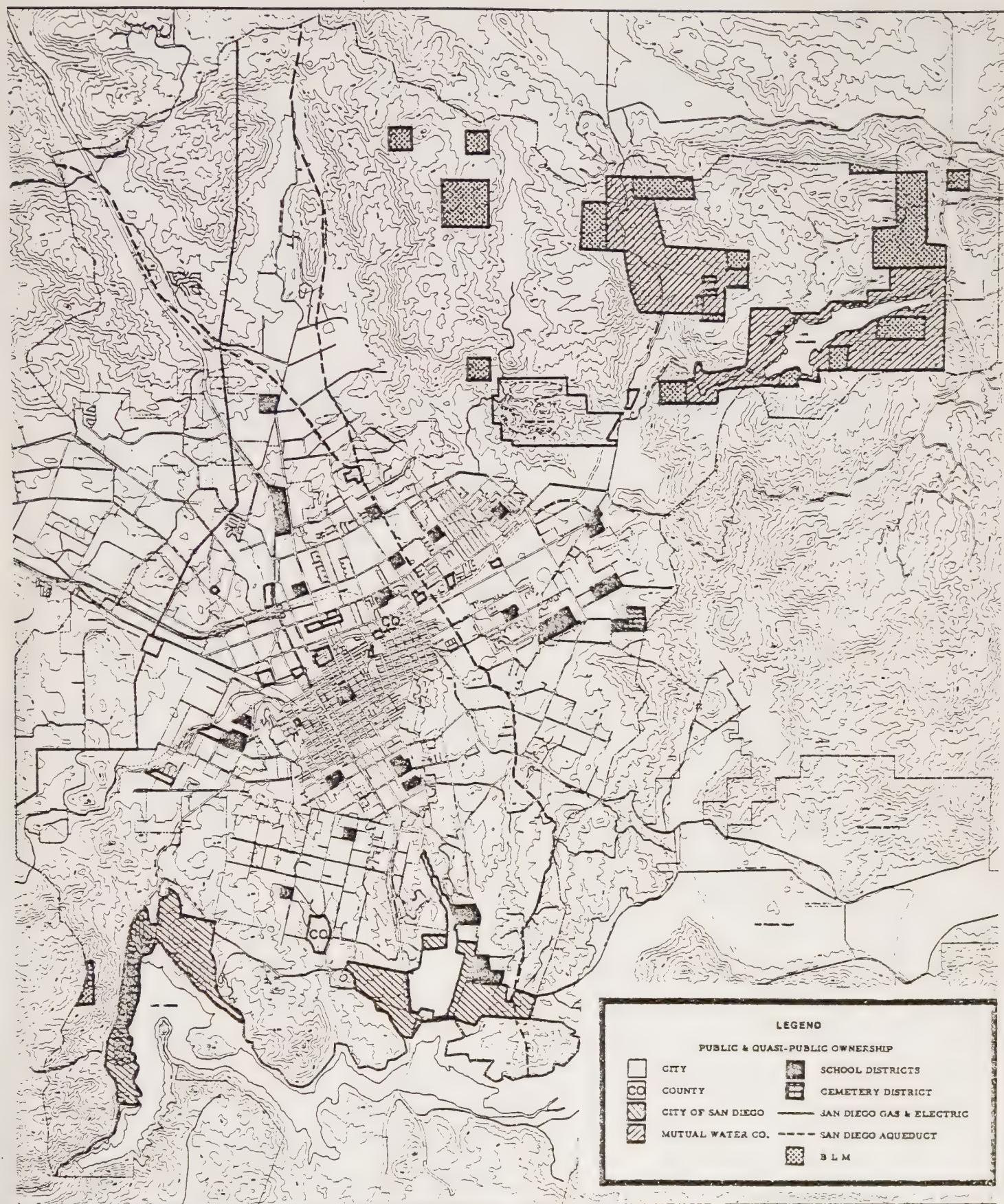


GENERAL PLAN PROGRAM  
ESCONDIDO PLANNING AREA

EXHIBIT 1

Planning and Zoning Map prepared by  
Cassell & Associates, Inc., Escondido, California, April 1980





### OPEN SPACE/CONSERVATION ELEMENT

PLANNING DEPARTMENT  
CITY OF ESCONDIDO, CALIFORNIA

GENERAL PLAN PROGRAM  
ESCONDIDO PLANNING AREA



EXHIBIT 2



# parks and recreation



## EXISTING PARK FACILITIES

At the present time the City operates approximately 57 acres of city-owned park and recreation facilities at nine locations. Only two of these locations, El Norte Park and Westside Park, are truly neighborhood parks. However, the other sites, such as Grape Day Park and Washington Park, while facilities of wider City importance, function as neighborhood parks in their immediate vicinity.

In addition to these City-owned facilities, the City has developed other facilities jointly with the school districts to provide various sport opportunities as shown on the accompanying table. The City also sponsors organized activities at schools throughout the City, including adult activities at the high schools.

The County-operated Felicita Park, while not within the City, functions as a neighborhood park for a limited area, and a community park for the southern sector of the planning area.

The City, in conjunction with the Chamber of Commerce and property owners, have also established two passive mini-parks in the downtown areas; one at Grand and Broadway, and a new one at Valley Parkway and Kalmia.

## PROPOSED FACILITIES.

Three major facilities are now in the planning stages: Kit Carson Park, Dixon Dam Regional Park, and Lake Wohlford Regional Park.



Kit Carson is being proposed as a 285 acre city-wide park. It is proposed to contain a commercial area and an executive golf course, which are expected to generate funds which can be utilized to help develop the balance of the park which is proposed to include ball fields, tennis courts, a swimming pool, amphitheater, community building, various play and picnic areas, as well as water-oriented activities, wilderness areas, and hiking and camping facilities.

Dixon Dam is being proposed as a 526 acre regional park to be developed primarily with water-and camping-related activities, but will also include ball fields, playgrounds, picnic facilities, and a recreation building. Funding for this facility is being provided by the David - Grunsky grant, although some lessee revenues may be available during later stages of development.

Lake Wohlford is being proposed as a 1,200 acre regional park to be developed primarily with water and camping-related facilities. Development is proposed to be funded primarily through lake revenues. However, the future of this facility is presently in doubt due to current litigation between the City, the Mutual Water District, and the Indian tribes.

Other facilities being proposed for the near future are the following:

- A four acre neighborhood park in the vicinity of Rock Springs Road and Borden Road. The site has been dedicated to the City by a developer in lieu of paying park and recreation fees.



- A five acre neighborhood park in the vicinity of Ninth and Chambers on City-owned property.
- Purchase and further development of an 8-12 acre site on school district property at Felicita and Juniper.
- Remodeling of Grape Day Park including possible replacement of the existing swimming pool and the addition of lighted tennis courts and a teen center.

The City is also proposing continued cooperation with the school districts to develop additional facilities including lighting existing tennis courts at Escondido and San Pasqual High Schools, swimming pools in conjunction with the high schools, a pony league field at Hidden Valley Middle School, and lighting existing ball fields at Escondido High School.

The General Plan projects a community park directly north of Escondido High School on North Broadway. This location should receive a high priority for two reasons. First, North Broadway is experiencing rapid growth, and no park facilities exist in this area. Although much of the development is medium density apartments with some minimum amount of private open space and facilities, there are no public facilities nearby for large groups or field games. The City is working with the school district to provide lighted tennis courts and ballfields, and possibly a swimming pool. Second, the northerly end of the high school is devoted to animal grazing related to the schools' 4-H program. An adjacent park would buffer adjacent development from this animal activity while protecting the program from urban pressures.



The General Plan projects a second community park along Highway 395 north of Escondido Hills. While this area contains some natural scenic assets, its location is questionable due to its proximity to the community park discussed above, and its proximity to major developments which are providing their own facilities. It is proposed that this designation be relocated to the east side of North Broadway, north of the bend above North Avenue. This is an area identified on County, CPO, and IREM (Integrated Regional Environmental Management Program) resources maps as having unique vegetation qualities, and is in fact an area of rolling topography heavily wooded with Eucalyptus. This location would serve the community developing along Reidy Canyon as well as the area shown on our General Plan for future urbanization north of Rincon Avenue.

The City also holds an option on a 17 to 18 acres parcel of land north of Nutmeg and west of Iris Lane, as a result of the settlement of the S.D. G. & E. case. The City has until January 1, 1982 to exercise its option to accept this property for park purposes, and one year from date of acceptance to begin development. The General Plan indicates a neighborhood park in this vicinity. Although a part of this size would normally be developed as a community park, it is questionable whether the City could wish to duplicate the facilities now available at the nearby Escondido High School where a community park is also proposed, or whether the topography of the site would permit intensive development. It could, however, be developed as a more passive, rather than active, park.

#### EXISTING PARK FACILITIES

The following parks and other facilities are identified by number on Exhibit 3.



1. Grape Day Park - 21.0 acres - City-wide park. Facilities include swimming pool, ball-fields, shuffleboard, horseshoes, stage, picnic areas, and playground equipment.
2. Washington Park - 11.0 acres - Community park. Facilities include swimming pool, lighted tennis courts, ball-fields, picnic areas, playground equipment, recreation building.
3. Westside Park - 2.3 acres - Neighborhood park. Facilities include picnic area and playground equipment.
4. Kit Carson Park - 5.5 acres - Proposed as 285 acre city-wide park, 5.5 acres now developed with picnic facilities and playground equipment.
5. El Norte Park - 2.5 acres - Linear neighborhood park over San Diego Aqueduct easement. Landscaped play area.
6. Harding Island #1 & 2 - 4.4 acres - Linear neighborhood park over San Diego Aqueduct easement. Landscaped play area maintained through assessment districts. Serves adjacent tract only.
7. Harding Island # 3 - 2.5 acres - Median strip over San Diego Aqueduct easement. Minimal maintenance by city, no



8. Youth Activities Building - 5.0 acres - Recreation building used for youth programs. Grounds partially developed with picnic facilities and playground equipment.
9. Senior Center - 3.0 acres - New recreation building under construction for senior citizen programs. Grounds developed for horseshoes, shuffleboard, picnicing.

TOTAL 57.2 acres

#### OTHER FACILITIES.

10. Del Dios Jr. High School - ballfield utilized for Pony League.
11. Grant Jr. High School - ballfield utilized for Little League.
12. Orange Glen High School - lighted tennis courts.
13. Escondido High School - tennis courts (to be lighted).
14. San Pasqual High School - tennis courts (to be lighted).
15. 17th & Juniper - baseball and football fields (school district)
16. Felicita Park - County-operated community park (52 acres). Facilities include picnic areas, a ball field, group facilities, play equipment
- Elementary Schools - playgrounds utilized for supervised programs after school hours.
- Junior High Schools - ballfields utilized for in-season supervised sport programs.
- Escondido and Orange Glen High Schools - gymnasiums utilized at specified times for high school and adult supervised sports.





OPEN SPACE/CONSERVATION ELEMENT

PLANNING DEPARTMENT  
CITY OF ESCONDIDO, CALIFORNIA

GENERAL PLAN PROGRAM  
ESCONDIDO PLANNING AREA



EXHIBIT 3



## ASSESSMENT OF EXISTING FACILITIES.

The National Recreation and Park Association recommends a standard of 10 acres of local park land per 1,000 persons. Many jurisdictions break this recommendation down to four (4) acres of local parks and six (6) acres of regional parks per 1,000 persons.

In terms of regional parks, the Escondido area will be well provided for when those now in the planning stage are developed. It is within the category of local parks that the greatest present and future need occurs.

The Citizens Advisory Committee, formed to provide input for the General Plan at the beginning of the planning program, adopted a recommendation of 10 acres of in-city parks and recreation areas per 1,000 people, plus 15 acres of county and metropolitan regional parks per 1,000 people, for a total of 25 acres per 1,000 people. Based on a current population of 46,000 people, this would require 460 acres of in-city parks and 690 acres of regional parks and ultimately, on the basis of approximately 106,600 in-city population by 1990, a total of 1,060 acres of local parks and, on the basis of approximately 174,500 population within the planning area, a total of 2,460 acres of regional parks.

The adopted General Plan contains the following statement:

"The parks standards adopted by the Citizens Advisory Committee, although very commendable, are somewhat high and only the wealthiest of communities could



afford the required expenditures necessary to provide the required land and facilities. The General Plan does indicate 700 acres for in-city parks and 950 acres for regional parks. Considering the large areas of natural open space surrounding the City of Escondido, this allotment should prove sufficient."

Note that the figure of 950 acres for regional parks includes only the land areas associated with Dixon Dam and Lake Wohlford Regional Parks, while this report has included the water areas, which provide both open space and recreational area, for a total of 1726 acres. Kit Carson Park, <sup>previously</sup> being designated as a city-wide park, <sup>was</sup> included within the in-city park acreage. The acreage figures also do not include areas outside our planning area (nor should they), but obviously Lake Hodges, the Wild Animal Park, and possibly the proposed Guejito State Park will provide regional park facilities to serve the recreational needs of people within the planning area. (AMENDED 11/19/75; RES. #75.252)

In terms of in-city parks, the General Plan projected two city-wide parks (Kit Carson and Grape Day), five community parks (including Washington and the County-operated Felicita Park), and 35 neighborhood parks. The 700 acres projected on the basis of an in-city population of 106,600 by 1990, represents 6.6 acres per 1,000 population. At the present population of 46,000 people, this would represent a recommendation of approximately 304 acres of local parks needed now, as opposed to the 57 acres actually so developed.



This information can be summarized as follows:

	<u>Regional Parks</u> (based on projected 1990 pop. of 174,500)	<u>In-City Parks</u> (based on 1990 in-City pop. of 106,700)	<u>Present Need</u> (based on current pop. of 46,000)
Citizen's Advisory Committee :	2,460 ac. (15 ac/1,000)	1,060 ac. (10 ac/1,000)	460 ac
General Plan :	950 ac.* (5.8 ac/1,000)	700 ac. (6.6 ac/1,000)	304 ac.
Existing :	plans in progress		57 ac.

\*excludes water areas

#### SCHOOL FACILITIES.

Of interest is the fact that of the 35 neighborhood parks proposed by the General Plan, 33 are proposed adjacent to an existing or proposed elementary school, one is adjacent to a junior high school, and only one is proposed independent of a school site. The General Plan text recommends that a neighborhood park should contain a playground of 5 acres, a park area of 2 acres if adjoining a playground or 5 acres otherwise, a tot lot, and an indoor center. It further states that preferably all facilities should be on one site contiguous to an elementary school. If developed adjacent to a school playground then, a neighborhood park could be as small as 2 to 3 acres, whereas if developed separately, such a park should be 8 to 10 acres.

Unfortunately, there are not 34 elementary schools within the planning area as projected by the General Plan; there are nine. There are also three high schools rather than the six projected, and three junior high's rather than six. (Upon completion of the Hidden Valley Middle School, Orange Glen will revert to an



elementary school for a total of ten.) Some of the existing school sites fall within the service area of existing parks where these services at today's population levels do not need to be duplicated. This would be true of such schools as Conway and Rose. Some existing schools lie in areas where a neighborhood park is needed, but have no vacant land available adjacent where this advantage can be realized, such as Glen View School. In some areas where local parks are needed, there are no schools advantageously located.

Still, school sites do provide neighborhood recreation opportunities which should be recognized, within certain limitations. Recently, the City experimented with the concept of developing tot lots and picnic facilities within the confines of two existing school sites, and found this solution to be a relative failure for the following reasons:

1. School sites are enclosed with chain link fences and the park facilities either were not identified as such by local residents or were uninviting under these circumstances.
2. During school hours, the school children tended to preempt the facilities.
3. With the advent of year-round classes, this preemption made the facilities available to residents, pre-schoolers and vacationing school children only a limited amount of time (this situation may either cease or be increased pending an upcoming vote within the school district).



Recognizing these limitations, some agencies have assigned a value of 50% for such school lands towards their local park standards. The following table summarizes available school land, as accurately as possible. Note that the play area available actually exceeds 50% of the total school lands.

<u>Elementary Schools</u>	<u>Total Acres</u>	<u>Available Play Area</u>
Conway	9.8	6.8
Central	4.5	1.5
Felicita	10.6	6.5
Juniper	10.4	7.3
Lincoln	12.6	6.0
Oakhill	11.7	7.5
Rose	9.0	6.3
Miller	9.5	5.8
Glen View	9.5	5.0
Sub-Total:	<u>87.6</u>	<u>52.7</u>

#### Junior High Schools

Del Dios	24.2	16.9
Orange Glen	15.8	11.9
Grant	15.2	11.1
Hidden Valley (under construction)	<u>19.3</u>	<u>14.0</u> (est.)
Sub-Total:	74.5	53.9

#### High Schools

Escondido	51.0	31.4
Orange Glen	49.1	26.8
San Pasqual	46.3	27.3
Sub-Total:	<u>146.4</u>	<u>85.5</u>
Grand Total:	<u>308.5 ac.</u>	<u>192.1 ac.</u>

Based on the adopted General Plan standard of 6.6 acres of in-city parks per 1,000 population, the current population of 46,000 people would require 304 acres of local parks. Exhibit 4 indicates existing parks and their service radii based on a maximum recommended standard of one half mile. This exhibit also shows the relationship of existing school sites, and recommends approximate locations of ten additional park sites. Three of the ten acre sites are already owned by the City or are under consideration. Four of the ten



sites are proposed to be developed adjacent to or in conjunction with an existing school site. The remaining three sites are proposed where these opportunities do not exist to serve areas with no present facilities. These ten sites are as follows:

- a. A proposed 8 to 12 acre site at Juniper and 17th. This site is partially developed, and is presently recommended for acquisition.
- b. A 4 to 5 acre site in the vicinity of 5th and San Pasqual Road. No facilities are nearby. Excess State land or land acquired to extend Oak Hill Avenue may provide opportunities in this area.
- c. A 2 to 3 acre site adjacent to Oakhill school or a 6 to 8 acre site nearby. Some adjacent land may be available, but opportunity is limited.
- d. A 6 to 8 acre site in the vicinity of Mission and Citrus. The nearest school, Glen View, has no vacant adjacent land available.
- e. A 12 to 15 acre site adjacent to Escondido High. The benefits of this site have been discussed previously.
- f. Development of the 4 acre Rock Springs Road site (City-owned).
- g. A 6 to 8 acre site in the vicinity of El Norte and Fig. Neither Lincoln nor Conway School are close enough to provide neighborhood services to this area.
- h. Development of the 5 acre site at 9th and Chambers (City-owned).



- i. Acquisition of surplus property at the Central School site, or joint development of a portion of the remaining grounds.
- j. Joint development of a portion of Felicita School grounds at 15th and Redwood. These grounds are only partially developed at present and contain pleasant wooded areas.

This program is proposed for implementation over a five year period. By that time, the in-city population is expected to be approximately 60,000 people (from interpolation of the Darley/Gobar projections). Current trends may reduce this projected growth, but based on this figure and the adopted standard of 6.6 acres per 1,000 people, a total of 396 acres of in-city parks would be necessary at the end of this proposed five year program. Credit for existing school recreation areas of 192 acres, plus 57 acres presently developed, plus the 50 to 60 acres suggested by the above program would provide a total of approximately 300 to 310 acres. In addition, additional areas of Kit Carson park are proposed to be developed by that time.

In recommending priorities, exhibit 4 shows the greatest areas of deficiency to be the east end of town, the south-central area, and the northwest area. Of these, the south central area, because of its built-up condition and rather high population concentration, should receive first priority, a fact recently recognized by the City's park site selection committee. The easterly area should receive second priority, while the northwest area would



receive third priority. The reason for the latter recommendation is that, while public park facilities in this area are lacking, developments such as the Country Club and Escondido Hills are providing their own private recreation and open space through the PUD method of development. Also, the S. D. G. & E. parcel is available if park facilities are found to be needed in this area.

This five year program should be viewed as a catch-up time in which to provide the minimum recommended facilities to cover the greatest portion of the developed area. As with any element of the General Plan, this program should be reviewed regularly to identify new opportunities, new growth patterns, or other changes in development trends.



IN-CITY PARKS, SUMMARY<sup>(1)</sup>

PRESENT NEED (Based on General Plan standard of 6.6 acres/1,000, present population of 46,000):	304 acres
PROJECTED NEED WITHIN 5 YEARS (pop. est. 60,000):	<u>92 acres</u>
	TOTAL NEEDED:
	<u><u>396 acres</u></u>

LAND OWNED BY CITY DESIGNATED FOR IN-CITY PARKS:

	<u>Undeveloped</u>	<u>Developed</u>	
Kit Carson	<del>229.5 ac.</del> <sup>(2)</sup>	<del>5.5 ac.</del>	
Grape Day		21.0 ac.	
Washington		11.0 ac.	
Westside		2.3 ac.	
El Norte		2.5 ac.	
Senior Center		3.0 ac.	
Youth Center		5.0 ac.	
Harding Islands		6.9 ac.	
9th & Chambers	5.0 ac.		
Rock Springs	4.0 ac.		
TOTAL:	<del>238.5 ac.</del>	<del>57.2 ac.</del>	<del>57.2 ac.</del>
	9.0 ac.	51.7 ac.	51.7 ac.

LAND PROPOSED FOR NEAR-FUTURE DEVELOPMENT:

<del>Kit Carson</del> <sup>(3)</sup>	<del>60.0 ac. (est.)</del>
9th & Chambers	5.0 ac.
Rock Springs	<del>4.0 ac.</del>
TOTAL:	<del>69.0 ac.</del>
	<del>9.0 ac.</del>
	<del>69.0 ac.</del>
	<del>9.0 ac.</del>

ADDITIONAL SITES RECOMMENDED (5 yr. program):	50.0 ac. <sup>±</sup>
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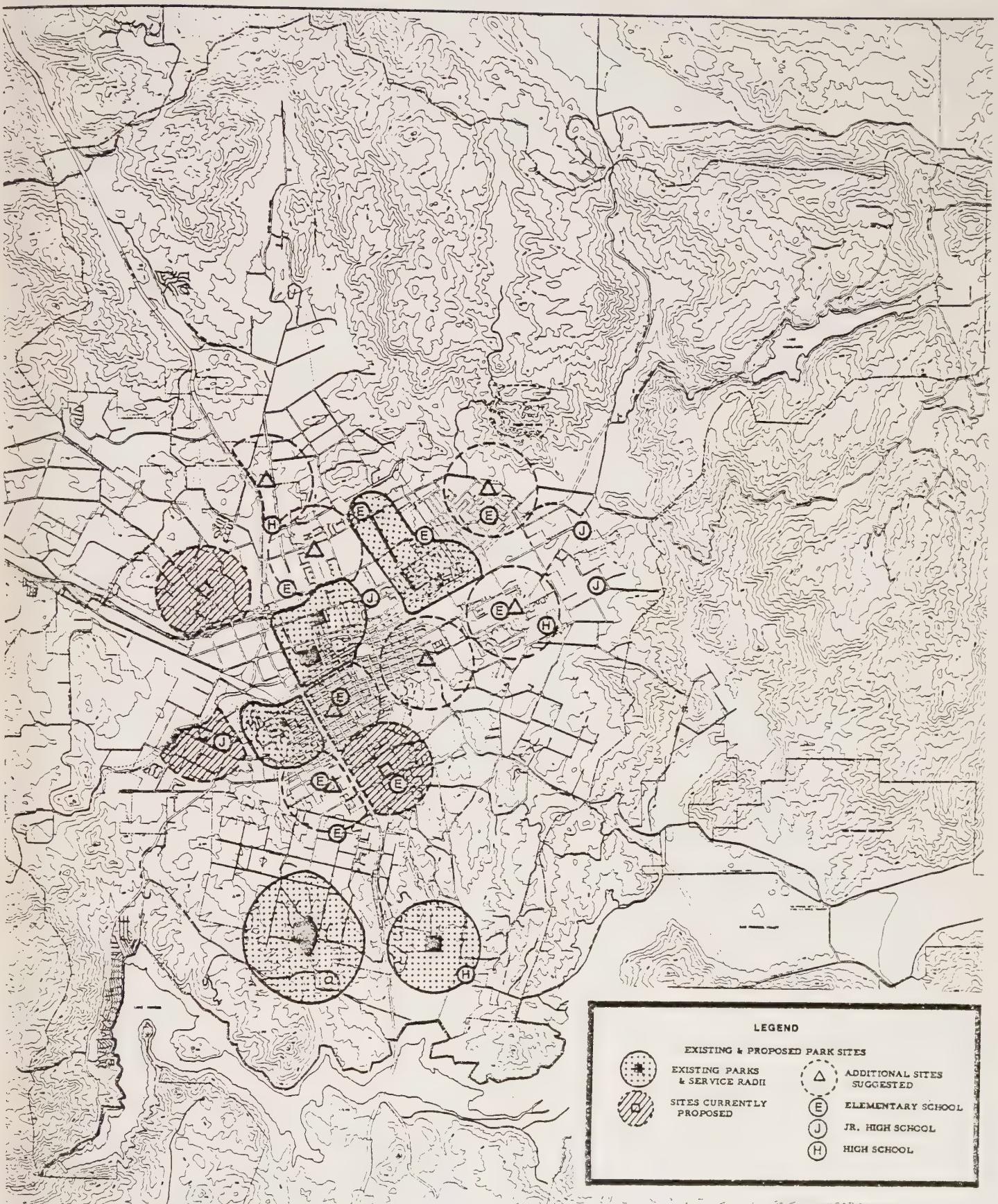
COUNTY-OWNED PARK (Felicita) <sup>(4)(2)</sup>	52.0 ac.
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SCHOOL OPEN SPACE EXISTING (playgrounds, athletic fields, etc.)	192.0 ac.
	TOTAL PROPOSED:
	<del>420.2 ac.</del>
	<u><u>354.7 ac.</u></u>

Notes:

- (1) General Plan classifies all but regional parks as "in-city" parks.
- (2) Additional 50 acres planned for acquisition.
- (3) Includes play areas, picnic areas, ball fields, etc.. Excludes regional facilities such as commercial, golf course, amphitheater.
- (2)(4) Although County, included within General Plan definition of "in-city" park.  
*(as amended 11/19/75, Res. #75-252)*





### OPEN SPACE/CONSERVATION ELEMENT

PLANNING DEPARTMENT

CITY OF ESCONDIDO, CALIFORNIA

GENERAL PLAN PROGRAM

ESCONDIDO PLANNING AREA



EXHIBIT 4



## TRAILS.

Recreation trails divide themselves into three categories: equestrian, bicycle and hiking.

### EQUESTRIAN TRAILS.

The City, County, and local groups such as the Charros and the Valley Riders will be pursuing joint studies concerning equestrian trails in the near future and therefore no recommendations are made for this type facility at this time.

### BICYCLE TRAILS.

The Bikeway Committee formulated a Bikeway Master Plan which was subsequently adopted by the City Council. The plan was reviewed and recommended by the Parks and Recreation Commission, and the Unified School Safety Committee. The plan was also coordinated with the County-wide bicycle network, the Cities of San Marcos and San Diego, and the CPO regional plan. Subsequent review and detailed implementation studies as well as practical experience have led to certain changes and additions to the original plan, and are incorporated in the Recreational Trail System illustrated in Exhibit 5. (Amended 11/19/75, Resolution No. 75-252.)

The plan as proposed represents a skeletal system of recommended bike routes much in the same manner as the Master Plan of Arterial Streets adopts major routes for automobile traffic. The system proposes a loop system around the City with feeder routes from the city center. Locations of the routes were chosen to serve



existing and proposed park sites, high schools, and other schools where possible. All routes were travelled and inspected by the committee before being recommended for inclusion.

The nomenclature of the various types of routes are defined as follows:

Bicycle Route:

A general term which does not define the physical features of the traveled way and would be noted by a sign. Any of the following defined terms would also be a bicycle route.

Bicycle Trail:

A completely separated right-of-way for the exclusive use of bicycles. It will have its own alignment different from any road alignment.

Bicycle Path:

A restricted right-of-way designated for the exclusive or semi-exclusive use of bicycles and is located adjacent to a road right-of-way. Through-travel by motor vehicle is not allowed. Separated from remainder of roadway by a berm or similar device. Cross-flows by motorists to gain access to driveways or parking facilities is allowed.

Bicycle Lane:

A restricted part of a road right-of-way designated for the semi-exclusive use of bicycles. Separated from remainder of roadway by a painted line or other approved delineation. Through-travel by motor vehicles is not allowed. Vehicle parking in lane may be allowed. Cross flow by motorists to gain access to driveways or parking facilities is allowed.



Portions of this system have been or are being implemented already. A portion of the Bear Valley route from Valley Parkway to south of Oak Hill exists as a separate bicycle path. Also that portion of Country Club Lane within the Escondido Hills project is being implemented as part of that project.

#### HIKING TRAILS.

Four hiking trails are proposed as indicated on Exhibit 5. All follow natural drainage channels characterized by their naturalness, rural location, and extensive natural stands of mature trees such as oak and sycamore. While such natural channels are proposed for protection in another section of this report, locating hiking trails within them allows additional public benefit.

The most northerly of these trails would provide a hike approximately 2-1/2 miles long, connecting the Lake Wohlford and Dixon Dam regional park sites. The proposed trail follows Escondido Creek until it enters the Dixon Dam regional park area. This trail is presently shown on the General Plan.

A second trail runs northward from Kit Carson Park through a natural drainage channel of outstanding beauty in the area of Peet Lane and Canyon Road. A local park is proposed at the northerly end approximately at the intersection of Bear Valley Parkway and San Pasqual Road. Although this drainage channel continues further north, it would not be reasonable to suggest hikers cross State Highway 78. This route is approximately 2 miles long, and would connect with the hiking trails proposed within Kit Carson Park, and ultimately with trails proposed



in the Lake Hodges area. This represents a slight modification of the trail depicted on the General Plan, because of the difficulty of crossing major highways if extended.

A third trail connects Felicita Park with the proposed Lake Hodges Regional Park along a natural drainage course lying between Bernardo Mountain and the smaller hill to the east. This route is proposed by our General Plan and by a County regional park implementation study, and would connect with trails within the regional park.

A fourth trail is shown in the Harmony Grove area along the westerly end of Escondido Creek. This trail emanates from the proposed community park and could extend southwestward into the San Elijo Canyon area beyond.

Other trails indicated on the General Plan require additional study before the possibility of their implementation can be fully evaluated; however, it is recommended that the trail running northward along Encino, Felicita, and Ash street be deleted as a hiking trail due to the urbanized nature of such a route and the numerous streets that must be crossed.



# natural features



The Escondido basin is a broad valley almost completely surrounded by rolling hills and mountains. This physical setting presents a wide range of topographic conditions representing both assets and liabilities. The rolling topography creates slope conditions ranging from slight to severe, and creates water runoff which becomes channelled into natural water courses. The varied topography also presents a wide range of soil conditions ranging from deep alluvial soils in the valley corresponding to historic flood plains to thin soils and exposed rock in the mountainous areas. These varied soil conditions present limitations on land use, which in some cases can only be overcome at significant expense, both public and private, both financial and aesthetic.

The U. S. Department of Agriculture Soil Conservation Service, in conjunction with the County Planning Department and CPO, has prepared a set of soil interpretation maps which identify and rate certain soil capabilities. Of interest are maps related to soil erodibility, sewage effluent disposal, home site suitability, and agricultural suitability. These, together with maps indicating slope characteristics, drainage patterns, flood plains, and areas of extreme fire danger identify the natural physical limitations of the land.

#### STEEP SLOPES.

Exhibit 6 shows areas within the planning area with slopes rated moderate (16-30%) or severe (31% and over). The Basic Research Report prepared for the General Plan program rated building sites vs. slopes as follows: best,



0-5%; good, 6-15%; fair to poor, 16-30%; permanent open space, 31% and over. The Soil Conservation Service also uses 30% as the break-point between moderate and severe homesite limitations.

Regulation of development in areas of steep slopes is directly related to public safety and health, as the degree of slope is related to flood control problems, erosion control, landslides, mudslides and mudflow. Engineering solutions to these problems are extremely costly and generally aesthetically and environmentally damaging, destroying the very features which initially encouraged the interest and action. Attempts to develop such areas are also extremely costly to the general public in terms of extreme costs of extending roads and utilities through rugged terrain, and the expenses related to natural disasters which ultimately may occur.

This exhibit also illustrates the area designated by the County as having extreme fire danger. As might be expected, this area corresponds closely with the steep slope designations. This is due directly to the ruggedness of the area, the lack of access and impossibility of providing access and the natural brush and chaparrel characteristic of such areas.

Aside from these public safety considerations, steep slopes can provide a number of values if left undeveloped, such as their visual impact as a background to the urban area. They are much more prominent in man's image of the environment than flat areas of similar situation and size. They give a greater impression of openness than their area alone accounts for, and lends a sense of place to the area they define. This is recognized in the



General Plan policy statement: "preserve the open space nature of the hills surrounding the study area to provide the area with a pleasant environment and character."

Perhaps a greater problem are the small flat islands of land that occur in the spaces between areas of rugged terrain. Although these areas themselves may be suitable physically for development, all of the problems associated with the surrounding rugged areas create hazardous conditions for these isolated areas as well, particularly lack of access, extreme cost of providing service, and extreme fire danger due to access and isolation problems. Exhibits dealing with agricultural suitability will show many of these areas suitable for high value crops. Many also have value as grazing lands and are currently used as such.

#### FLOOD PLAINS.

Exhibit 6 also illustrates natural drainage patterns, and flood plains identified in the Basic Research Report. Some of these areas have already been altered or controlled by man. Others are being studied at this time.

Man has two choices in order to be safe from flooding. One is to build protective works and the other is to not occupy the flood plain. The first choice represents the expenditure of vast sums of money in return for the additional use of relatively small amounts of additional land while creating an aesthetically displeasing structure. The second choice involves limitations on land uses within designated flood plain areas, but creates the opportunities for both public and private assets at much less expenditure. Flood plains can be utilized as open space

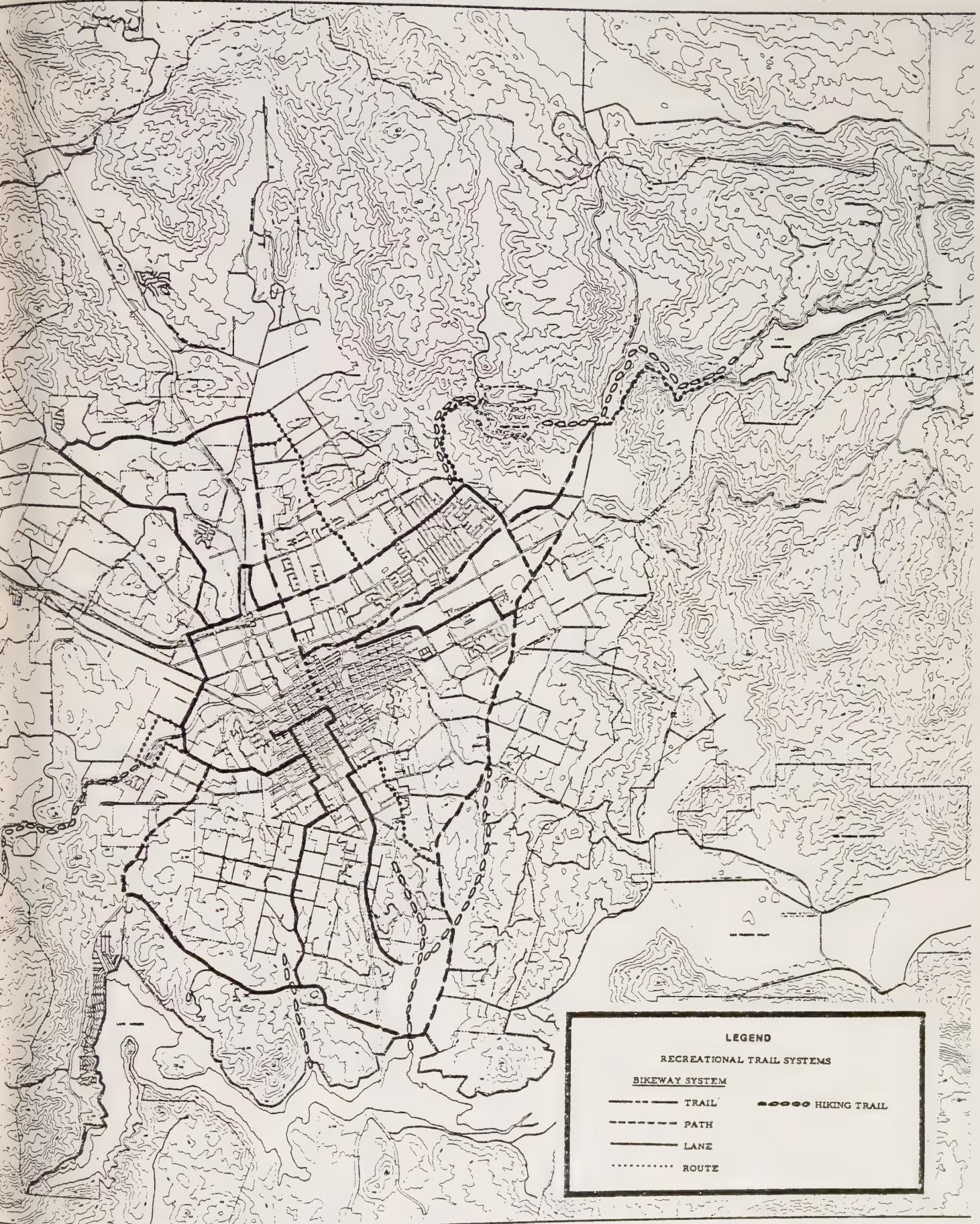


and recreation areas by private developments, as well as representing open space to the community in general with the possibilities of linear parks and hiking trails. Flood plains also generally contain the richest and deepest soils in an area, and are well suited for agricultural uses.

The harm that can be done by failing to restrict development must be emphasized. There are three basic reasons why the government has the right to decide that a landowner must forego development: 1) land uses which result from individual choices obstruct flood flow so as to damage other land users in the use of their own land, 2) property owners are often victimized in the use of their property by their own lack of awareness of the potential for damage to their health, safety, and property, 3) land uses which are a result of individual choices often require expensive public works such as reservoirs and levees, or require costly disaster relief when the floods come. Conversely, restriction of choice will promote the public welfare by reducing public expenditures.

The flood plains shown on this exhibit should not be construed as accurate or complete at this time, but rather representative. Thorough engineering studies need to be conducted to accurately define flood hazard areas.





OPEN SPACE/CONSERVATION ELEMENT

PLANNING DEPARTMENT  
CITY OF ESCONDIDO, CALIFORNIA

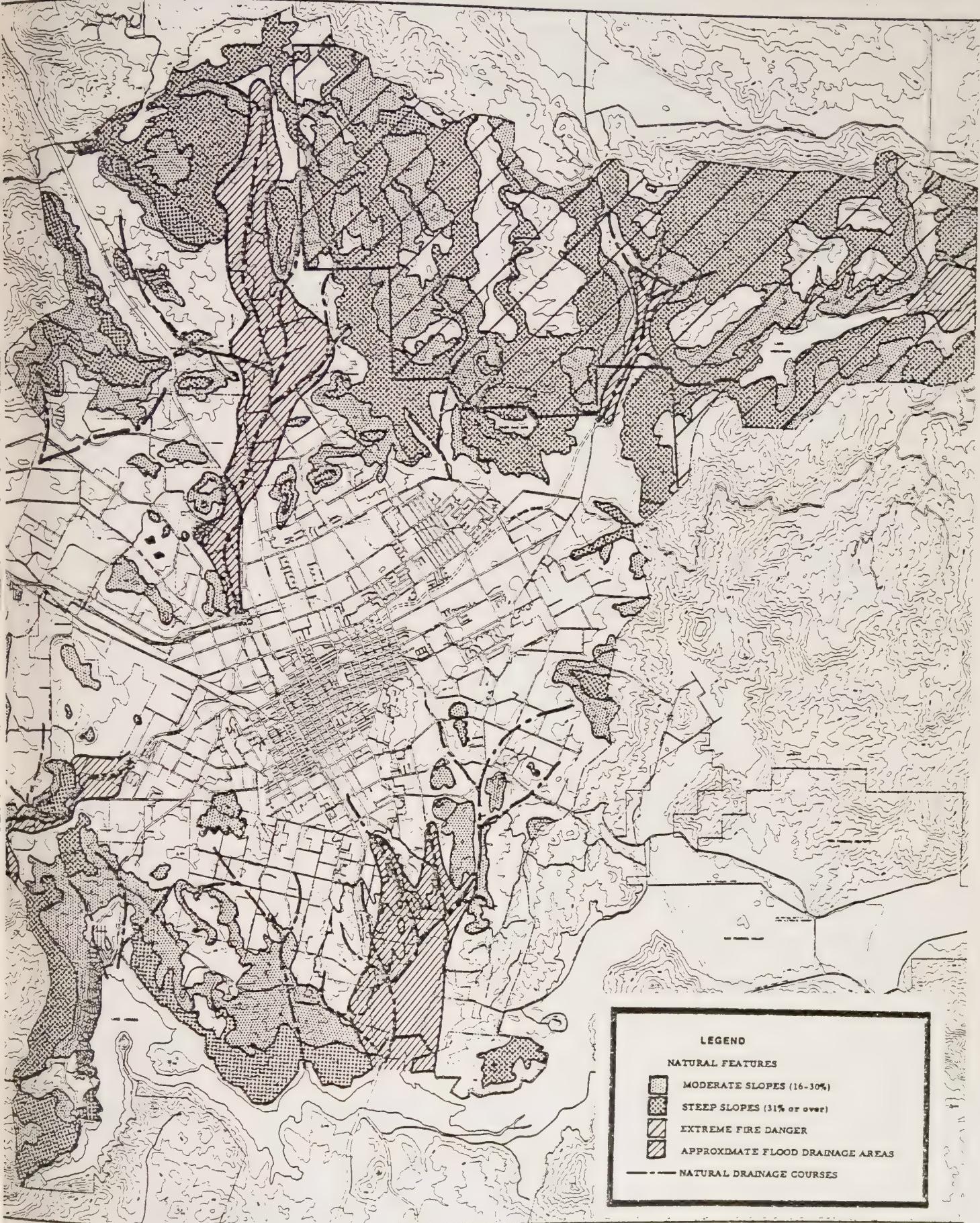
GENERAL PLAN PROGRAM  
ESCONDIDO PLANNING AREA



EXHIBIT 5

Planning and land use maps are prepared by  
Carter Associates under contract and design  
assistance, San Diego, California, April, 1988.





OPEN SPACE/CONSERVATION ELEMENT

PLANNING DEPARTMENT  
CITY OF ESCONDIDO, CALIFORNIA



EXHIBIT 6

GENERAL PLAN PROGRAM  
ESCONDIDO PLANNING AREA

Planning and zoning map was prepared by  
Owens & Jones, Under Contract and Design  
Consultants, San Diego, California April, 1968



## SOIL ERODIBILITY AND SEWAGE EFFLUENT DISPOSAL.

Two exhibits which have not been reproduced herein are soil interpretation maps dealing with soil erodibility and sewage effluent disposal limitations.

Both these maps show almost the entire planning area as having soils with the potential of severe erodibility and having severe limitations for sewage effluent disposal, with only small isolated pockets with slight or moderate limitations. With respect to soil erodibility, areas with less than moderate potential are practically non-existent.

The problem of soil erodibility can be mitigated by restricting development of steep slopes, by restrictive grading requirements aimed at limiting the amount of disturbance of the natural land form and natural vegetation, and by requiring planting and maintenance on those areas which are disturbed by man. Such a grading ordinance is now under consideration and preparation.

The City is well aware of the soil limitations related to sewage effluent disposal, since one of the major reasons annexations are formed is due to septic system failures or the need for public sewers. Close cooperation with the County to restrict development in unincorporated areas subject to these limitations is necessary.

## HOMESITES.

Exhibit 7 illustrates degrees of limitation for homesite locations. In establishing these classifications, the Soil Conservation Service utilized the foregoing categories, as well as rockiness and shrink - swell characteristics, synthesizing from these phy-



sical characteristics a rating system which graphically depicts land use considerations for residential locations. Again it is obvious that the most severe limitations on human occupancy is partially related to the ruggedness of the terrain. Man has already altered many of the closer-in areas and built upon them, probably (and hopefully) at the added expense of heavier and reinforced foundations, slabs, footings, and other added building costs.

At the present time the City requires soil reports only in limited cases. In those areas designated as having moderate to severe limitations, soil reports and geology studies should be required of the developers in every case.





OPEN SPACE/CONSERVATION ELEMENT

PLANNING DEPARTMENT  
CITY OF ESCONDIDO, CALIFORNIA



GENERAL PLAN PROGRAM  
ESCONDIDO PLANNING AREA

EXHIBIT 7

Planning and Zoning Map was prepared by  
Cundari Associates, Urban Planning and Design  
Consultants, Escondido, California April 1988



## WOODED AREAS.

The City is blessed with a variety of trees that lend much to the atmosphere of the City. Many of these have been introduced into the area by man in the form of landscaping, wind breaks and groves. The areas of native trees are rather limited, however, and occur generally along the drainage courses discussed previously.

CPO natural resource maps identify two areas within our planning area as quality areas requiring conservation. One of these areas is the one on North Broadway discussed earlier as a suggested site for a community park. The other area is on the east side of Valley Center Road north of Lake Wohlford Road. This area is presently owned by Mutual Water Co., and lies within a drainage area possibly identified as flood plain.

The Tree Conservation Committee has likewise identified significant stands of trees within the City which in their opinion are worth efforts to preserve. In addition, this Committee has proposed a tree conservation ordinance aimed at saving trees from loss through thoughtless development practices.

The City has also adopted and begun implementation of a street tree planting program.

Trees have a significant effect on the environment of an area, as well as enhancing property values. The intent and purpose section of the proposed tree conservation ordinance contains this statement:



"It is recognized that the preservation of trees enhances the natural scenic beauty, sustains the long term potential increase in property values which encourage quality development, maintains the original ecology, retains the original tempering effect of extreme temperatures, prevents erosion of top soil, protects against flood hazards and the risk of landslides, maintains the watershed, increases the oxygen output which helps counteract air pollution, reduces noise levels associated with an urban environment, creates the identity and quality of the City which is necessary for successful business to continue, and improves the attractiveness of the City to visitors."

Exhibit 8 identifies those areas proposed for conservation.





### OPEN SPACE/CONSERVATION ELEMENT

PLANNING DEPARTMENT  
OF ESCONDIDO, CALIFORNIA



GENERAL PLAN PROGRAM  
ESCONDIDO PLANNING AREA

EXHIBIT 8

Planning and Zoning Department  
City of Escondido, California  
1980



## WATER AREAS.

The Escondido planning area contains two man-made water reservoirs, Dixon Reservoir and Lake Wohlford, and contributes drainage area to a third, Lake Hodges, adjacent to its southerly boundaries. The area is also traversed by Escondido Creek, with its main tributary being Reidy Creek emanating from the Reidy Canyon area to the north.

Dixon reservoir was created by damming a canyon area along Jacks Creek, to serve as a storage area for the California Water Project water. Public ownership of adjacent lands has been accomplished and, although not as extensive as originally believed necessary, serves to protect the adjacent watershed drainage area and provides recreational land for the proposed Dixon Dam Regional Park. Drainage into the watershed area is principally from the north, although Jacks Creek has been privately dammed to the north to provide smaller agricultural reservoirs. Principal tributary drainage areas are characterized as steep slopes recommended for permanent retention as open space, and a relatively flat valley to the north designated as residential agriculture. Water-related activities proposed exclude body-contact sports such as swimming and waterskiing, to protect the water quality.

Lake Wohlford was created by damming Escondido Creek to retain watershed runoff and impound waters for municipal use transferred



from Lake Henshaw and the San Louis Rey River. Public ownership of adjacent lands is by the Mutual Water Company, being litigated for sale to the City, BLM land which constitutes holdings in the proposed regional park area, and Indian reservations to the north along Lake Wohlford Road. Like Dixon Reservoir, public ownership is sufficient to protect adjacent watershed area and provide recreational land for the proposed regional park. Additional areas surrounding the lake are characterized as steep slopes recommended for permanent retention, and gentler slopes indicated on the General Plan as undeveloped range land. Two clusters of private recreation development exist, one on the north bank and one on the south bank. These offer trailer camps, campgrounds and picnic facilities. One area of additional concern is the creek channel east of Lake Wohlford. This land, in private ownership, drains directly to the lake. Protection as flood plain land may be required. The same body contact recreation restrictions as proposed for Dixon Reservoir apply to this reservoir.

Escondido Creek has been or is being improved as a concrete lined flood control channel from Valley Center Road through town to Harmony Grove Road. It is proposed by this plan that the easterly end be designated as flood plain area, and be utilized as a portion of the proposed hiking trail between the two regional parks. The westerly end is proposed to be designated as flood plain area, and a portion is indicated as a community park with a hiking trail emanating from it along the balance of the creek.

Reidy Creek has been improved from Highway 78 south to its juncture with Escondido Creek. From Highway 78 north, the creek



area is proposed to be designated as a flood plain and remain naturalized. Portions of such a natural channel are presently under study.

Although Lake Hodges is not within our planning boundaries, it lies directly adjacent to the south. Much of the land adjacent to Lake Hodges is owned by the City of San Diego, with two exceptions: Bernardo Mountain and the smaller hill to the east, and the hill southeast of Kit Carson park. Portions of both of these areas are shown as having steep slopes, and are proposed to remain as open space. A study done for the County recommended County acquisition of the Bernardo Mountain area for inclusion in the Lake Hodges Regional Park; however, neither the City of San Diego nor the County open space plans reflect this recommendation.

The primary function of Lake Hodges was as a municipal water reservoir for the San Diego area. It is becoming increasingly evident however, that protection of the water quality is seriously in doubt due to its proximity to urbanizing areas. What effect this may have on the future use of Lake Hodges is unknown at this time. At present, impounded waters serve only agricultural purposes.

#### GEOLOGIC HAZARD AREAS.

The IREM inventory maps depict no fault zones or landslide areas within our planning area. Precise information of a very technical nature is necessary to adequately deal with this subject, and input to the open space element, if any, will occur at a later date when the required seismic safety element is prepared.



agriculture



Agricultural lands are an important category of open space. Other than certain parks which generate user's fees, agriculture is probably the only form of open space that generates revenue. Agricultural lands are important aesthetically in that they preserve greenery, impart a sense of peace and tranquility, and define the outer edges of the urban area. They are important environmentally in that they conserve soil and water, provide oxygen for the airshed, and provide man with food and fibre. Irrigated agricultural areas also provide a fire-break between developed urban areas and undeveloped areas beyond.

Prime agricultural lands are becoming a scarce national resource, and their retention is important to the state and to the San Diego region. The state legislation pertaining to the open space element and its contents reflect this concern.

Although no agency could provide statistics related to the Escondido area alone, the following facts are significant:

- In 1967 agriculture ranked fourth in the County as an industry, exceeded only by manufacturing, military and tourism. Gross receipts from agricultural products in that year totalled \$133.2 million. By 1970, this figure increased to \$146 million.
- Within the County as a whole, agricultural employment has remained fairly stable while other segments of the economy have tended to fluctuate. In the Escondido Study Area, the Darley - Gobar Economic Study showed employment in agriculture and mining ranked number two in 1960, and tied for first in 1966 with trade employment.



- The City of San Diego owns approximately 12,000 acres in the San Pasqual area, and leases approximately 6,000 acres for agricultural uses. From these leases, the City has realized an income of \$140,000 per year, and recently-planted groves are expected to increase this figure.
- The Vista Irrigation District realizes \$100,000 per year from lands owned by it and leased for agricultural purposes.
- The multiplier effect of agriculture produces 112 jobs in other sectors of the economy for each 100 agricultural jobs.
- Public ownership and lease-back generates revenue both from rental fees and from possessory taxes.

Exhibits 9 and 10 illustrate lands rated fair to good for citrus and avocados. Additional maps are available which indicate lands rated fair to good for one or more of the five "money" crops: avocados, citrus, flowers, tomatoes, and truck crops. Escondido is known world-wide as belonging to the "avocado crescent" formed by Fallbrook, Vista, and Escondido. Avocados are replacing citrus in this area as a prestige crop, although citrus groves are still abundant.

Exhibit 11 illustrates the general areas now devoted to agriculture, and areas that are in agricultural preserves. New groves can be found throughout the area, indicating decisions in the private sector that these lands should remain in agricultural use for some time to come, since new avocado and citrus groves require 5 to 7 years before substantial revenue return occurs.



There are 2,257 acres of land in agricultural preserves within or immediately adjacent to the planning area. Of these, 354 acres are contract lands. This likewise represents a long-term commitment to agriculture, although this commitment can be terminated by the land owner.

Exhibit 11 also shows urban encroachment into agricultural areas. This encroachment normally consists of homesites on half acre lots or larger with agricultural uses continuing. The areas thus shown are generally consistent with the existing General Plan designation of low, low density, except that which extends east of Bear Valley in the area of San Pasqual Road (County).

It is the intent of this plan to maintain those areas now shown on the General Plan as residential agriculture. The research of this report and the soil interpretation maps support this recommendation on the basis of suitability for agriculture and the limitations for home sites, as does on-going private investment in agriculture.





OPEN SPACE/CONSERVATION ELEMENT

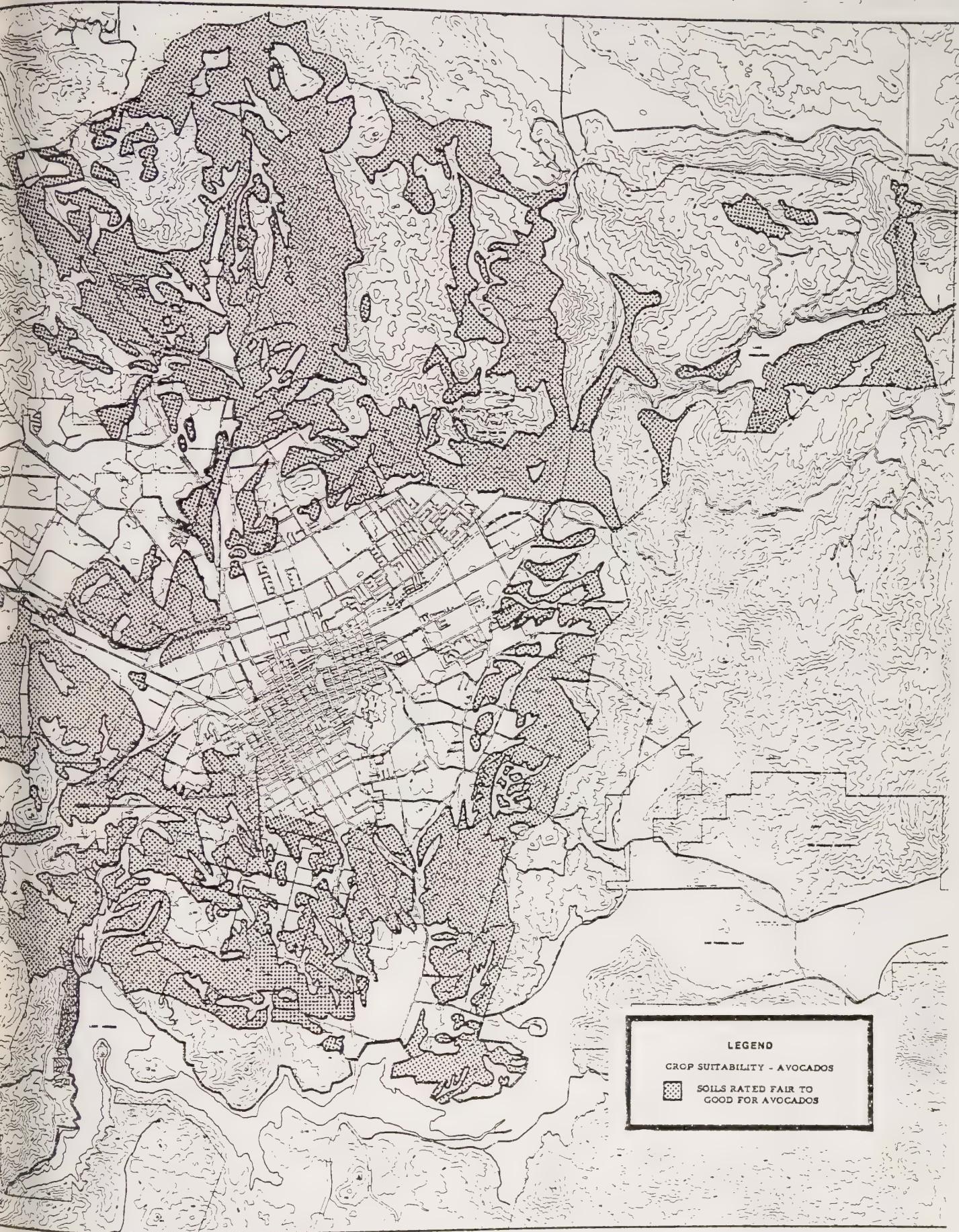
PLANNING DEPARTMENT  
CITY OF ESCONDIDO, CALIFORNIA

GENERAL PLAN PROGRAM  
ESCONDIDO PLANNING AREA



EXHIBIT 9





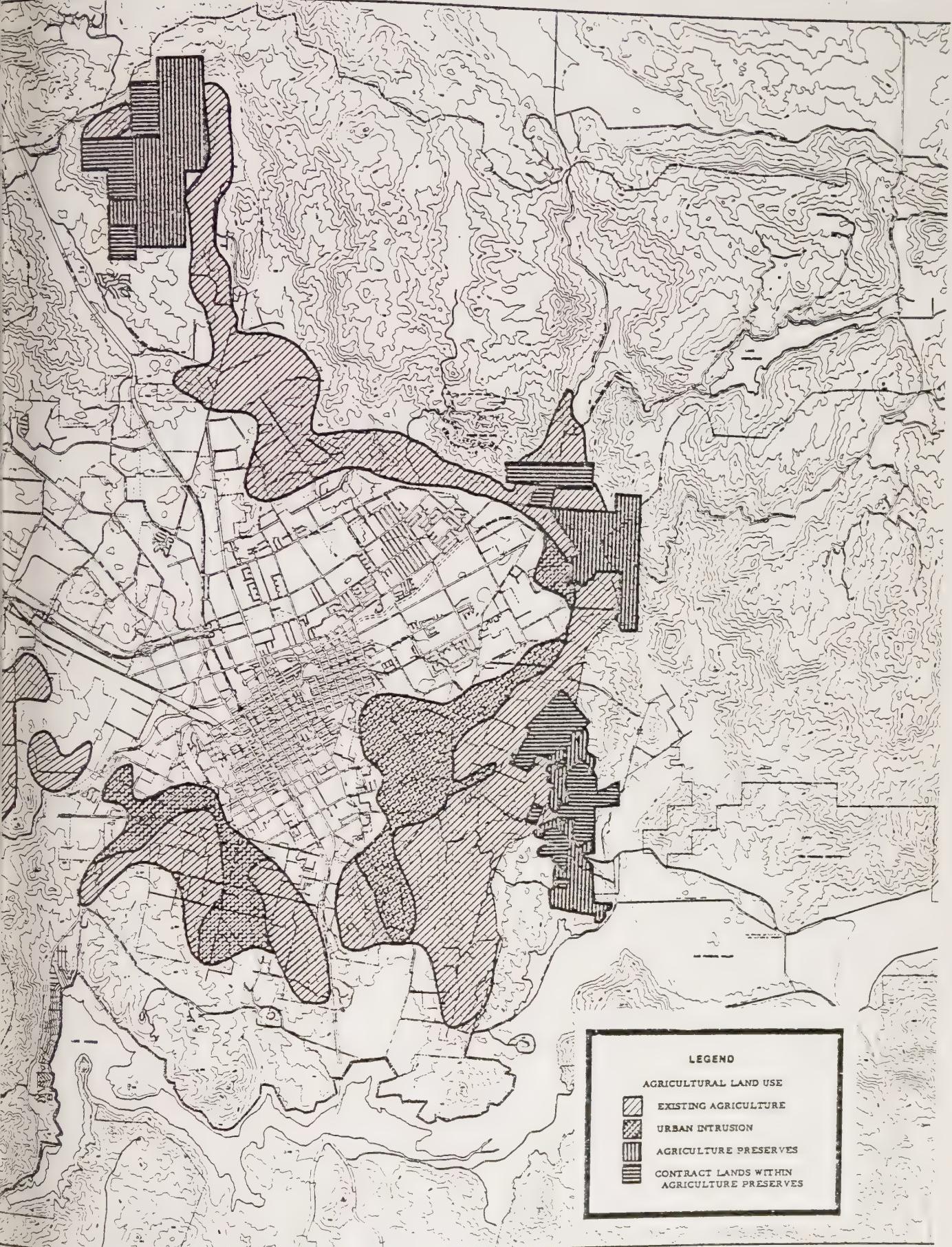
OPEN SPACE/CONSERVATION ELEMENT



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### OPEN SPACE/CONSERVATION ELEMENT

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ESCONDIDO PLANNING AREA





# community design



Within the broad, flat valley that constitutes the urbanized portion of the planning area, little opportunity exists to preserve greenbelt areas or other visual relief corridors because of the developed nature of the area. The following areas are proposed as opportunities to accomplish community identity.

#### ARTERIAL STREET PARKWAYS.

The major opportunity to accomplish this type of relief occurs along arterial streets. Streets designated on the adopted circulation plan as prime arterials and major roads are proposed to include landscaped center medians. Of particular concern are the concrete canyons created when subdivisions back up to arterial streets and build walls directly adjacent to the right-of-way. The most ideal way to handle such development is to require frontage roads. An alternative would be to require landscaped setbacks. In this report it is suggested that City Council Resolution #3363, adopted in 1966, be reviewed and updated to provide new standards for development along arterial streets. Streets specifically recommended for this type of consideration would be those designated as parkways, such as Citracado, Bear Valley, El Norte, and Via Rancho. These streets form a beltway around the City.

Other specific proposals include continuation of the program of extending and improving the landscaping along Highway 395. The present limits of this program extend from Highway 78 to south of Felicita Avenue. The City should also request that the Highway 78 freeway be landscaped by the State. This would accomplish a great



deal in beautifying one of the major entryways into the City. Another planned improvement is the landscaping of the flood control channel from Broadway to Citrus. A \$24,000 grant has been acquired by the City to accomplish this in conjunction with the proposed bike trail along the channel.

#### ENTRYWAYS.

There are several major entryways into the City where distinctive improvements could be placed to identify Escondido as a unique place. These could be in the form of distinctive entry markers, or could be roadside rest areas complete with self-service information kiosks. Suggested locations of such facilities would be north and south along Highway 395, Valley Center Road, Del Dios Highway (Valley Parkway), West Mission Road, and South San Pasqual Road.



# cost of open space



For fiscal year 1972-73, the Parks and Recreation Department budget was \$461,472. Of this, \$322,230 was derived from property taxes, \$60,000 from park development fees, and the balance from grants, school recreation funds, and fees from various facilities such as the pools.

The assessed valuation was \$107,410,437. The per capita assessed valuation was \$2,387. The \$322,230 derived from property taxes represented 30¢ per \$100 assessed valuation, or approximately \$7.13 per resident.

A study done in Orange County showed that in 1970, twenty four cities with an average per capita assessed valuation of \$2,794 averaged \$13.84 per resident in park and recreation expenditures.

The Parks and Recreation Department has estimated that the average annual cost of maintenance and upkeep of an acre of park land is \$800 (using recent figures for Grape Day and Washington Parks). The costs would be lower for neighborhood parks which would not include facilities as extensive as these parks.

The major cost of park development is land acquisition. The best time to acquire land for parks is before areas build up and land values rise to premium rates. The seven sites recommended for acquisition in the following implementation section are estimated to cost a total of approximately \$750,000 or \$150,000 per year over the suggested five year period. Obviously not all of this will come from park development fees, although it appears these fees should be adjusted upward. Federal revenue sharing, possible grants, and general funds will need to be allocated to these projects.



# implementation



Implementation can be defined in terms of two general categories: acquisition in fee simple or less than fee simple, and regulation through zoning ordinances and other devices.

Acquisition is generally used to acquire properties for public use, but may be extended to include areas of sufficient public value to justify expenditure of public funds.

Regulation is generally used to protect public safety and welfare. California courts, recognized nationally as a leader in this field, have consistently broadened the interpretation of what constitutes the public welfare to now include the preservation of natural resources and open space.

The following are recommendations directed at specific categories of open space.

#### PUBLIC PARKS.

The shortage of neighborhood parks constitute the most pressing need for the expenditure of public funds. The City has created a parks and recreation fund, and also requires park development fees based on the number of bedrooms for each residential unit issued building permits. In 1971-72, the City collected \$98,344 from this source. Estimates for 1972-73 were \$63,000, and projections for 1973-74 are \$58,000.

It is suggested that this section of the ordinance (established by Ordinance 1409) be amended to allow developers to dedicate local park sites in lieu of paying such fees, with the City retaining the right to accept or deny such offers.



It is also recommended that the amount of fees currently assessed be reviewed for possible increases. The following example shows why:

The General Plan in-city park standards are based on 6.6 acres per 1,000 population. At four persons per dwelling unit, 250 single family residences generate 1,000 people. Yet 250 three bedroom residences generate only \$10,000 in park fees, sufficient to purchase approximately one acre where 6.6 is needed. Multiple family developments generate fewer people per unit, and generally have fewer bedrooms, but create demand in areas where land prices are two to three times as expensive as low density areas.

Park sites can also be acquired by outright gift. Donors can often retain a life estate in the land with the gift becoming effective upon his death. There are several tax benefits that can be realized from this arrangement.

There are also State and Federal funds available for local parks, although Federal programs are being reduced or eliminated in favor of revenue sharing. There are several bills pending at the state level to provide funds for local parks, including a form of state revenue sharing.

Additional mobile mini-parks could be developed on lands acquired by the Parking District but not yet developed for parking use, or landscaped seating areas could be developed along the frontage of future city parking lots.



It is specifically recommended that:

1. a five year capital improvement program be developed and approved.
2. this program be reviewed annually to assess impact of new population growth.
3. within the first five years sites be acquired and developed in the following areas:
  - a. The proposed 8 acre site at Juniper and 17th Avenue.
  - b. A 4 to 5 acre site in the vicinity of 5th and San Pasqual Road.
  - c. A 2 to 3 acre site adjacent to Oak Hill Elementary School or a 6 to 8 acre site in the near vicinity.
  - d. A 6 to 8 acre site in the vicinity of Mission and Citrus.
  - e. A 12 to 15 acre site adjacent to Escondido High School for a community park.
  - f. Development of the 4 acre Rock Springs Road site.
  - g. A 6 to 8 acre site in the Vicinity of El Norte and Fig.
  - h. Development of the 5 acre site at 9th and Chambers.
  - i. Acquisition of 2 to 3 acres of school property at 4th and Maple.
  - j. Joint development of portion of Felicita School grounds at 15th and Redwood.

#### TRAILS.

Most of the bike trails are proposed to be lanes within proposed rights-of-way. In those areas where separate bike paths are proposed, they may be acquired through dedication or purchase of excess right-of-way, or through acquiring easements. They can also be integrated within the recreation plans of major developments, such as is being done in the Escondido Hills areas.



There are State and Federal grants available for bike trails and, although recent participation has been discouraging, increased interest in personal transportation systems as alternatives to the automobile may see changes in these areas.

All of the hiking trails proposed are along natural drainage areas proposed to remain natural. Acquisition of trail easements should not be difficult, and dedication should be required within major developments.

Local Boy Scout troops should be encouraged to participate in the maintenance and possible construction of such trails. Many troops look for such projects to fulfill conservation and other advancement requirements.

#### SLOPES.

Steep slopes are proposed as permanent open space. An open space ordinance with this provision is presented at the end of this report. Basically, these standards would allow minimum development to preserve the open space nature of these lands, and would encourage developers to acquire adjacent slope areas and utilize them as part of the open space within planned unit developments.

In areas of lesser slopes, revisions to the grading ordinance are now being drafted to limit the height and degree of slopes to minimize environmental and ecological damage, and hazards to adjacent properties. Development standards are proposed to further limit the impact of development.

#### WOODED AREAS.

Most of the wooded areas identified in this report lie along natural drainage areas which are proposed to remain natural.



Other areas lie within existing or proposed street rights-of-way. Whenever possible, these trees should be integrated into the parkway or center divider areas of proposed future streets, rather than be destroyed in favor of the automobile. Other such areas should be considered when choosing park sites.

Areas which cannot be retained as part of public projects should be required to be maintained by future developers as part of the open space of their projects. The proposed open space ordinance permits density transfers to accomplish this. Where this is not possible, the City should consider purchase of sufficient area for protection or acquisition of development rights. Since mature trees are a definite asset to most projects, this latter step should not be necessary.

A tree conservation ordinance has been proposed which would require approvals before destroying trees within new project sites, and should be used as an educational tool to make citizens aware of the value of trees to the community and to individual property values.

#### WATER AREAS.

Public ownership of lands around lakes created as public water sources is nearly complete, offering the best type of protection. In the area of Lake Wohlford there are three inholdings of BLM land along the south shore that should be acquired to complete local ownership in this area, plus a BLM parcel at the west end of the Mutual Water Co. holdings along Lake Wohlford Road. These parcels total approximately 190 acres.



There are an additional 265 acres of BLM land scattered throughout and adjacent to Mutual Water Co. holdings north of Lake Worlford along Valley Center Road.

Public agencies can acquire up to 640 acres of BLM land per year at a cost of \$2.50 per acre. The total acreage of the parcels above amounts to 455 acres, which could be acquired for a total cost of about \$1,140. (See public ownership map, Exhibit 2).

Streams and minor drainage courses are identified as areas that are to remain natural. Major courses, such as the extremities of Escondido Creek and Reidy Creek represent flood hazards. Various specific open space uses are proposed for certain of these courses, such as the community park in the Harmony Grove area, hiking trails along others, and vegetation conservation along many of them.

It is recommended that the Department of Public Works be authorized to conduct studies to identify and delineate flood courses, flood plains, and alignments of drainage courses, that the flood plain zoning designation of the proposed Open Space Ordinance be placed on those areas so identified, and that setbacks be established along drainage courses so identified.

#### AGRICULTURE.

Areas indicated for agricultural uses are located on the outer edge of the areas suitable for urban expansion. Urbanization is not expected to occur beyond these areas because of the rugged terrain and infeasability of extending urban services beyond these areas.



Publicly owned land in these areas should be considered for retention and leased for agricultural purposes as revenue producing sources, such as the Mutual Water Co. holdings along Valley Center Road.

It is recommended that the City adopt the following policies concerning agricultural lands:

1. That no lands designated for agricultural use be annexed unless the owners consent to remain in or participate in contract agreements for agricultural preserves.
2. That the agricultural areas be viewed as the urban limits beyond which public utilities such as sewer and water will not be extended except for agriculturally - related uses or uses identified by the Open Space Ordinance.

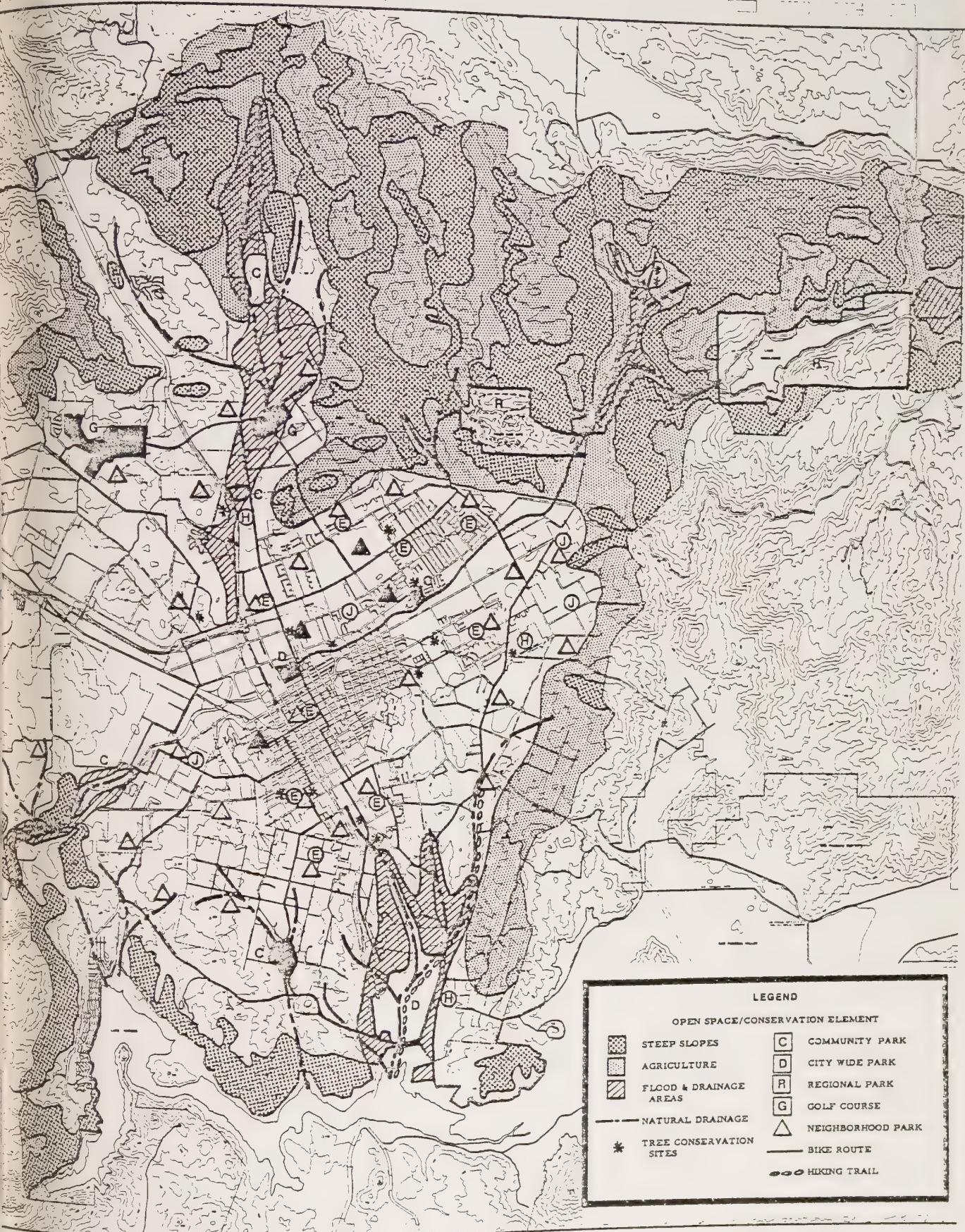
#### COMMUNITY DESIGN.

The staff is now studying the routes of proposed arterial streets to ascertain the possibilities and opportunities of adopting standards of development along those arterial streets designated as parkways, to eliminate the creation of "concrete canyons" caused by the back-up approach to subdivision design. While these areas are not identified within this report, it is recommended that Council Resolution No. 3363 be amended when the alternatives are identified. Landscaped setbacks could be required, and could be maintained by individual property owners, homeowners associations, or assessment districts. Specific recommendations will be made at a later date.



It is recommended that areas proposed for entrance identity treatment be acquired either in fee simple or through lease agreements. Some of these areas can be located on properties already owned by the City, or in areas designated for conservation of trees or flood plains. It is further recommended that certain major entry points, such as along Highway 395, contain self-service information stands, and that these be maintained in cooperation with the Chamber of Commerce.





### OPEN SPACE/CONSERVATION ELEMENT

PLANNING DEPARTMENT  
CITY OF ESCONDIDO, CALIFORNIA

GENERAL PLAN PROGRAM  
ESCONDIDO PLANNING AREA

EXHIBIT 12



# open space ordinance



Section 65910 of the State Government Code requires adoption of an open space ordinance consistent with the local open space plan. Following is such a proposed ordinance.

However, it should be noted that other existing zones and ordinances also serve to implement the intent and purpose of preserving open space or implementing the open space element.

The R-A (Residential Agricultural) zone will be used to designate lands for agricultural purposes. The P-D (Planned Development) zone is used to provide usable open space within residential developments as an alternative to each residence existing within its own envelope of private open space. The R-2, R-3, R-4 and R-H zones have open space requirements within them. The subdivision ordinance, now being studied for revision, contains provisions for limiting the impact of development on sloping land and provisions for soil conservation in terms of drainage control and slope planting requirements. Building codes and engineering standards contain safety provisions dealing with soil stability.

The open space ordinance proposed herein establishes regulations which can be placed on recreational lands and flood plain areas, and establishes a permit procedure which can be applied to conservation areas.



AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ESCONDIDO, CALIFORNIA, AMENDING THE ESCONDIDO ZONING CODE BY THE ADDITION OF CHAPTER 102 TO DIVISION 10 PERTAINING TO OPEN SPACE AND HAZARDOUS LANDS AND DECLARING THE SAME TO BE AN EMERGENCY MEASURE TO TAKE EFFECT IMMEDIATELY.

The City Council of the City of Escondido does ordain as follows:

SECTION 1. That Division 10 of the Escondido Zoning Code is hereby amended by the addition of Chapter 102 to read as follows:

CHAPTER 102  
OPEN SPACE AND HAZARDOUS LANDS

- Article 1020. Open Space and Hazardous Lands, General  
1021. Open Space Zone  
(OS) Zone  
1022. Flood Plain Overlay Zone  
(FP) Zone  
1023. Open Space Development Ordinance  
1024. Reserved  
1025. "  
1026. "  
1027. "  
1028. "  
1029. "

ARTICLE 1020

Open Space and Hazardous Lands, General

S 1020.01. PURPOSE. Open Space and Hazardous Land regulations are established to implement the Open Space/Conservation Element of the General Plan and to identify, classify, and protect lands designated for public and private uses related to open space and recreation to preserve and protect these lands as a limited and valuable resource, and to identify, classify and protect lands whose unrestricted use might constitute a hazard to the public health, safety and welfare.

S 1020.04. DESIGNATION OF OPEN SPACE AND HAZARDOUS LANDS ZONES.

The following classes of open space and hazardous land zones are established:

OS Open Space Zone  
FP Flood Plain Overlay Zone



ARTICLE 1021  
OPEN SPACE (OS) ZONE

S 1021.1 PURPOSE. The Open Space Zone is established to provide for permanent open space within the community by designating lands for public and private recreation uses, lands of unique scenic or geologic value, lands requiring protection of unique or rare plant and/or animal habitat, and lands whose unrestricted use might endanger the public health, safety or welfare. It is further the purpose of this zone to permit the reasonable use of such land while conserving its open space value or protecting the public health, safety, and welfare.

S 1021.2 PERMITTED PRINCIPAL USES AND STRUCTURES.

- a. Public recreation uses including but not limited to:
  - Parks
  - Playgrounds and athletic areas
  - Sports activities
  - Camping areas
  - Picnicing areas
  - Swimming areas
  - Boating areas
  - Fishing activities and related services
  - Golf courses
  - Fairgrounds
  - Historic and monument sites
- b. Elementary and secondary schools
- c. Junior colleges
- d. Colleges and universities



- e. Agricultural uses including field crops, orchards, vineyards, and grazing
- f. Common open space and recreation areas within Planned Unit Developments
- g. Public utility easements

S 1021.3 PERMITTED ACCESSORY USES AND STRUCTURES. Accessory uses and structures incidental to permitted principal uses and structures including but not limited to the following:

- a. Information centers
- b. Concession stands
- c. Maintenance buildings
- d. Rest rooms
- e. Greenhouses and lath houses (providing they do not cover more than 10% of the project area)
- f. Stages and bandshells
- g. Residences for resident managers or caretakers and their family

S 1021.4 CONDITIONAL USES AND STRUCTURES. The following uses are subject to the issuance of a Conditional Use Permit:

- a. Airports and flying fields
- b. Communications - transmitting stations and towers
- c. Firearms and archery ranges
- d. Country clubs
- e. Private recreational uses similar to those permitted by Section 1021.3
- f. Group or organized camps
- g. Equestrian centers and stables



S 1021.5 DEVELOPMENT STANDARDS. Development standards for all uses requiring a Conditional Use Permit shall be evaluated and established by public hearing. Evaluation of such uses shall be based upon, but not limited to, the following:

- a. The appropriateness of the site for the proposed use.
- b. The effects of the proposed use upon adjacent properties and the community.
- c. The demonstrable need for the proposed use.
- d. The care taken to maintain the naturalness of the site and blend the use with the site and its surroundings.
- e. Environmental impact reports.



ARTICLE 1022  
FLOOD PLAIN (FP) OVERLAY ZONE

S 1022.1 PURPOSE. It is the purpose of this zone to provide land use regulations in areas with properties situated within the designated flood plains of rivers, creeks, streams and water courses to protect the public health, safety and welfare and to minimize losses to property and life due to flooding and periodic inundation by:

- a. restricting or prohibiting uses which are dangerous to health, safety or property in times of flood or cause excessive increases in flood heights or velocities, and
- b. requiring that uses vulnerable to floods, including public facilities which serve such uses, shall be protected against flood damage at the time of initial construction, and
- c. protecting individuals from buying lands which are unsuited for intended purposes because of flood hazard by identifying such lands.

The Flood Plain Overlay Zone will be used as a supplement to the basic underlying land use zone or zones.

This zone shall be applied in a uniform manner to those properties which, after considering evidence from flood experience and engineering studies, are deemed subject to inundation by a 100 year flood.

S 1022.2 FLOODWAY, defined. A designated floodway is defined as an area consisting of the channel of a stream and that portion of



the adjoining flood plain which would serve both to adequately accommodate flood waters to be expected at frequent intervals in periods of heavy rainfall, including erosion, and which would be required to reasonably provide for the construction of flood control projects for the passage of design flood by means of flood control channels, and including the lands necessary for the construction of project levees.

S 1022.3 PERMITTED PRINCIPAL USES AND STRUCTURES. The following uses have a low flood damage potential and do not obstruct flood flows, provided they do not require structures, fill, or storage of materials or equipment:

- a. Any use permitted in the underlying zone or zones, subject to the conditions and restrictions of such zone, except as regulated by this article.
- b. Agricultural uses including field crops, orchards, vineyards and grazing.
- c. Public recreation uses such as parks, golf courses, tennis courts, camping areas, picnicing areas, playgrounds and athletic areas.
- d. Residential uses such as lawns, gardens, parking areas and play areas.
- e. Commercial uses such as loading and unloading areas and parking lots.
- f. Public flood control projects.

No building or structure shall be constructed, erected, moved, converted, structurally altered or enlarged, except as required by law, in the designated floodway zone, nor shall any other condition be permitted which would tend to cause stream channel



alteration, or effect the carrying capacity of a floodway or otherwise constitute a threat to life and property.

S 1022.4 CONDITIONAL USES AND STRUCTURES. The following uses shall be permitted subject to the issuance of a Conditional Use Permit:

- a. Private recreation uses similar to those specified in Section 1022.3.
- b. Circuses, carnivals, or other similar transient amusement enterprises.
- c. Concession and refreshment stands and similar uses which do not require construction of permanent buildings.
- d. Private flood control projects, subject to report and recommendation of the City Engineer.

S 1022.5 DEVELOPMENT STANDARDS. No structure (temporary or permanent), fill (including fill for roads and levees), deposit, obstruction, storage of materials or equipment, or other use may be permitted which, acting alone or in combination with existing or future uses, unduly affects the capacity of the floodway or unduly increases flood heights. The effects of a proposed use shall be considered based on a reasonable assumption that there will be an equal degree of encroachment extending for a significant reach on both sides of the stream. In addition all floodway uses shall be subject to the following standards:



A. Fill --

- (1) Any fill proposed to be deposited in the floodway must be shown to have some beneficial purpose and the amount thereof not greater than is necessary to achieve that purpose, as demonstrated by a plan submitted by the owner showing the uses to which the filled land will be put and the final dimensions of the proposed fill or other materials.
- (2) Such fill or other materials shall be protected against erosion by rip-rap, vegetative cover, bulkheading, or other method approved by the City Engineer.

B. Structures (temporary or permanent) --

- (1) Structures shall not be designed for human habitation.
- (2) Structures shall have a low flood damage potential.
- (3) The structure or structures, if permitted, shall be constructed and placed on the building site so as to offer the minimum obstruction to the flow of floodwaters.
  - (a) Whenever possible, structures shall be constructed with the longitudinal axis parallel to the direction of floodflow, and
  - (b) So far as practicable, structures shall be placed approximately on the same floodflow as those of adjoining structures.
- (4) Structures shall be firmly anchored to prevent flotation which may result in damage to other structures, restriction of bridge openings and other narrow sections of the stream or river; and



(5) Service facilities such as electrical and heating equipment shall be constructed at or above the regulatory flood protection elevation for the particular area or floodproofed.

C. Storage of Material and Equipment --

(1) The storage or processing of materials that are in time of flooding buoyant, flammable, explosive or could be injurious to human, animal or plantlife is prohibited.

(2) Storage of other material or equipment may be allowed if not subject to major damage by floods and firmly anchored to prevent flotation or readily removable from the area within the time available after flood warning.

**S 1022.6 EVALUATION OF CONDITIONAL USES AND STRUCTURES.** In evaluating a use for which a Conditional Use Permit has been requested, the Planning Commission shall consider the following:

- a. The danger to life and property due to increased flood heights or velocities caused by encroachments.
- b. The danger that materials may be swept on to other lands or downstream to the injury of others.
- c. The proposed water supply and sanitation systems and the ability of these systems to prevent disease, contamination and unsanitary conditions.
- d. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner.



- e. The importance of the services provided by the proposed facility to the community.
- f. The availability of alternative locations not subject to flooding for the proposed use.
- g. The compatibility of the proposed use with existing development and development anticipated in the foreseeable future.
- h. The relationship of the proposed use to the comprehensive plan and flood plain management program for the area.
- i. The safety of access to the property in times of flood for ordinary and emergency vehicles.
- j. The expected heights, velocity, duration, rate of rise and sediment transport of the floodwaters expected at the site.
- k. Such other factors which are relevant to the purposes of this ordinance.

§ 1022.7. LIABILITY. The granting of approval shall not constitute a representation, guarantee, or warranty of any kind or nature of the City or the Planning Commission, or by an officer or employee of either thereof, of the practicability or safety of any structure or other plan proposed and shall create no liability upon, or a cause of action against such public body, officer or employee for any damage that may result pursuant thereto.



ARTICLE 1023  
OPEN SPACE DEVELOPMENT ORDINANCE

S 1023.1 PURPOSE. It is the purpose of this Article to establish standards for the development of lands identified by the Open Space/Conservation Element of the General Plan as having open space value to the community and its citizens in one or more of the following categories:

- a. moderate slopes of 16 to 30%;
- b. steep slopes of 31% or greater;
- c. vegetation conservation areas;
- d. natural drainage courses not otherwise defined as floodways;

to protect and preserve such lands for their open space value in accordance with the goals and objectives of the Escondido General Plan, and to protect the public health, safety and welfare from such dangers as erosion, landslide and mudflows.

S 1023.2 INTENT. It is intended that the requirements of this Article shall be in addition to the property development standards of the zone in which such land is located, and that said requirements be applied in a uniform manner to all lands of similar characteristics. The provisions of this Article shall prevail over conflicting provisions of any other Article.

S 1023.3 DEVELOPMENT STANDARDS. All developments proposed on lands identified by the Open Space/Conservation Element as having one or more of the designations set forth in Section 1023.1 shall be subject to the following development standards:



- a. Natural features such as rock outcroppings, creeks and other natural drainage courses, and wooded areas shall be protected and preserved.
- b. Unless cleared for agricultural purposes, natural vegetation shall remain undisturbed except as necessary to construct improvements and to eliminate hazardous conditions, unless replanted with native or fire-retardant materials including ground covers, shrubs and trees.
- c. Grading shall not alter the natural contours of the terrain except as necessary for building sites or to correct unsafe conditions. The locations of buildings and roads shall be planned to follow and conform to existing contours.
- d. Lot coverage shall not exceed 20% on land consisting of moderate slopes (16 to 30%) or 10% on land consisting of steep slopes (31% or greater). Lot coverage shall include all buildings, driveways and other impervious materials.
- e. Density transfer allowances may be permitted based on the density provisions of the zone in which such lands containing features requiring preservation are located, through utilization of the Planned Development (PD) or Planned Unit Approval (PUA) procedure.
- f. No alteration of natural features identified for preservation and protection shall be permitted prior to approval of a Development Permit.



S 1023.4 DEVELOPMENT PERMIT. Prior to issuance of a building permit, a Development Permit Application shall be submitted to and approved by the Staff Development Committee.

S 1023.4.1 APPLICATION, FORM AND CONTENT. Said application shall be submitted to the Planning Department on forms provided by said Department. Six copies of all plans shall be submitted, which shall show all information necessary to ascertain the size and location of the property, the nature and extent of the proposed development, existing topography and natural features, conditions and vegetation, and proposed grading, landscaping, drainage and access.

S 1023.4.2. DETERMINATION. The Staff Development Committee may approve, conditionally approve or deny a Development Permit. Such determination shall be in writing, setting forth the reasons therefor, and shall indicate conformance or non-conformance with the goals and objectives of the Open Space/Conservation Element of the General Plan. One copy of said determination shall be mailed to the applicant at the address shown on the application form.

S 1023.4.3. APPEAL. The applicant may appeal any decision, finding or condition of approval to the Planning Commission within 15 days after making of said determination by the Staff Development Committee by filing said appeal on forms provided by the Planning Department, together with a filing fee in the amount of Fifty Dollars (\$50.00). The applicant may further appeal any Planning Commission action to the City Council within fifteen days after said action by filing said appeal with the City Clerk. The decision of the City Council shall be final.



S 1023.5 EXEMPTIONS. The following projects are exempt from the requirements of a Development Permit:

- a. A single family residence on an existing lot or parcel.
- b. Projects which require a Planned Unit Approval (PUA).
- c. Projects filed as a Planned Development (PD).
- d. Subdivision maps associated with (b) or (c).
- e. Projects which require a Conditional Use Permit (CUP).

SECTION 2. This ordinance is declared to be an ordinance necessary for the immediate preservation of the public health and safety within the meaning of Section 36937(b) of the Government Code of the State of California and Section 4050 of the Elections Code of the State of California and shall take effect immediately. The facts constituting such necessity are: On June 29, 1973, the State of California adopted Chapter 120 as an urgency measure amending Sections 65563 and 65910 of the Government Code which directed every city to prepare, adopt and submit a local Open Space Plan and adopt an Open Space Zone Ordinance consistent with the local Open Space Plan on or before December 31, 1973. Accordingly, the foregoing ordinance must be adopted without delay in order to comply with the foregoing mandate of the legislature.



SECTION 3. All ordinances, or parts of ordinances, in conflict herewith, are hereby repealed.

SECTION 4. That the City Clerk of the City of Escondido is hereby directed to certify to the passage of this ordinance and cause the same to be published one time within fifteen (15) days of its passage in the Daily Times-Advocate, a newspaper of general circulation printed and published in the City of Escondido, California.

PASSED, ADOPTED AND APPROVED by the City Council of the City of Escondido at a regular meeting thereof this        day of December, 1973.

AYES : Councilmen:

NOES : Councilmen:

ABSENT: Councilmen:

APPROVED:

GEORGE M. LINTHICUM  
Mayor Pro Tem  
City of Escondido, California

ATTEST:

LINA M. HILL, City Clerk of the  
City of Escondido, California



General Plan policy statement: "preserve the open space nature of the hills surrounding the study area to provide the area with a pleasant environment and character."

Perhaps a greater problem are the small flat islands of land that occur in the spaces between areas of rugged terrain. Although these areas themselves may be suitable physically for development, all of the problems associated with the surrounding rugged areas create hazardous conditions for these isolated areas as well, particularly lack of access, extreme cost of providing service, and extreme fire danger due to access and isolation problems. Exhibits dealing with agricultural suitability will show many of these areas suitable for high value crops. Many also have value as grazing lands and are currently used as such.

#### FLOOD PLAINS.

Exhibit 6 also illustrates natural drainage patterns, and flood plains identified in the Basic Research Report. Some of these areas have already been altered or controlled by man. Others are being studied at this time.

Man has two choices in order to be safe from flooding. One is to build protective works and the other is to not occupy the flood plain. The first choice represents the expenditure of vast sums of money in return for the additional use of relatively small amounts of additional land while creating an aesthetically displeasing structure. The second choice involves limitations on land uses within designated flood plain areas, but creates the opportunities for both public and private assets at much less expenditure. Flood plains can be utilized as open space



and recreation areas by private developments, as well as representing open space to the community in general with the possibilities of linear parks and hiking trails. Flood plains also generally contain the richest and deepest soils in an area, and are well suited for agricultural uses.

The harm that can be done by failing to restrict development must be emphasized. There are three basic reasons why the government has the right to decide that a landowner must forego development: 1) land uses which result from individual choices obstruct flood flow so as to damage other land users in the use of their own land, 2) property owners are often victimized in the use of their property by their own lack of awareness of the potential for damage to their health, safety, and property, 3) land uses which are a result of individual choices often require expensive public works such as reservoirs and levees, or require costly disaster relief when the floods come. Conversely, restriction of choice will promote the public welfare by reducing public expenditures.

The flood plains shown on this exhibit should not be construed as accurate or complete at this time, but rather representative. Thorough engineering studies need to be conducted to accurately define flood hazard areas.



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